

**2/354 Regency Road, Prospect, SA 5082**

**HARRIS**

**Sold Townhouse**

Wednesday, 25 October 2023

2/354 Regency Road, Prospect, SA 5082

**Bedrooms: 3**

**Bathrooms: 2**

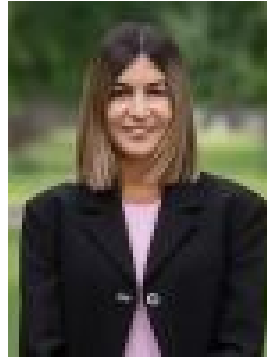
**Parkings: 2**

**Area: 170 m2**

**Type: Townhouse**



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## Contact agent

Nestled within the highly regarded suburb of Prospect, this modern and luminous dwelling awaits its new occupants, whether you are a first-time homebuyer, a young family, or an investor. The first level encompasses living, dining, and kitchen area equipped with gas cooking and a dishwasher. From here, you can seamlessly access the paved courtyard, ideal for alfresco gatherings during the warmer seasons. Additionally, there is a balcony that offers a serene ambiance, perfect for relaxing with friends. Ascending the stairs, the master bedroom offers generous space, a substantial built-in robe, and a convenient ensuite. Bedrooms two and three are of generous proportions and both feature built-in robes, providing easy access to the well-appointed main bathroom. A rumpus room completes this level, creating an ideal retreat after a long day. The layout is further enhanced by a downstairs powder room, a European laundry, under-stair storage, and a double garage for secure off-street parking. Experience the benefits of this prime location, with just a close walk to Prospect Road and convenient access to the popular Churchill Centre. Positioned in close proximity to public transportation options that connect you to North Adelaide, the Adelaide Oval Precinct, and the city within minutes. This property is also conveniently situated near local kindy gardens and primary schools, falls within the highly sought-after Adelaide High School and new Botanic High School zones, and is only a short distance from Blackfriars Priory School. In 4.7km commute, you'll find yourself in the heart of the city in no time. Features include:- Large open living area with sliding doors into private rear courtyard- Rumpus/sitting room to first floor level- 3 toilets- Spacious kitchen including gas cooking - Walk-in pantry under staircase- Stone benchtops to kitchen, laundry, bathroom and ensuite- Floor to ceiling tiles and heat lamps in bathroom and ensuite- European style laundry- Paved/ landscaped backyards- Small garden shed- Direct rear Access to Park via Private gate- Large balcony- Double garages, panel lift doors Other features include:- High raked ceilings to first floor; 2700 mm high ceilings to ground floor- LED downlights throughout- Ducted reverse-cycle a/c- Lots of natural light via large windows and skylights to each level- Rainwater tank plumbed to WC and Laundry- Timber oak, German-made laminated flooring to living areas- Heavy duty carpet to bedrooms- Currently tenanted until May 2024 at \$485 per week Specifications: CT / 6185/102 Council / Prospect Zoning / HDN Built / 2017 Land / 170m<sup>2</sup> Council Rates / \$1,394.00 pa SA Water / \$172.44 per week Estimated rental assessment / \$580 - \$620 per week / Written rental assessment can be provided upon request Nearby Schools / Prospect North P.S, Enfield P.S, Adelaide Botanic H.S, Adelaide H.S. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409