

**397 Regency Road, Prospect, SA 5082**



**House For Sale**

Thursday, 13 June 2024

397 Regency Road, Prospect, SA 5082

**Bedrooms: 3**

**Bathrooms: 1**

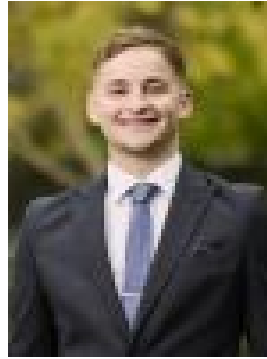
**Parkings: 2**

**Area: 203 m2**

**Type: House**



Alex Diamond  
0407443857



Savvas Eftimiou  
0414263428

## Auction On-Site Saturday 6th July 1:30PM

Welcome to your new home, where timeless charm meets modern convenience! This historic gem boasts stunning original polished timber floors throughout the living areas and elegant timber door frames, creating a warm and inviting atmosphere. The unique checkerboard floor in the bathroom and the slate tiles in the kitchen and meals area add a delightful touch of old-world appeal, making every corner of this home a conversation starter. Comfort is paramount with ducted air conditioning throughout the home, ensuring a pleasant climate year-round. The heart of the lounge room and two of the three bedrooms feature cozy fireplaces, perfect for those chilly evenings. Two of the bedrooms come with built-in robes, offering ample storage space and a neat, organized appeal. The functional timber-look kitchen is equipped with an electric oven, breakfast bar, and abundant cupboard space, making meal preparation a breeze. From here, step out onto the floating verandah deck and discover a large tiled alfresco dining area. This fantastic outdoor space is set under a pitched roof with ceiling fans and is partly enclosed, providing an ideal spot for entertaining guests or enjoying quiet moments. The landscaped courtyard garden and side access gate add to the outdoor charm. This home offers a fantastic opportunity to renovate or add your finishing touches, making it uniquely yours. A double garage provides secure parking, while the internal laundry room and rainwater tank for the garden, add to the home's practicality. Conveniently located close to Northpark Shopping Centre, Prospect North Primary School, OLSH College, and within walking distance to public transport options, this home is perfectly positioned for families and professionals alike. Don't miss out on this rare blend of historic elegance and modern amenities - schedule your viewing today and make this charming house your new home.

**Property Features:**

- Three-bedroom and one-bathroom home
- Master and second bedroom with built-in robes
- Cosy fireplaces warm the second and third bedrooms and the lounge room
- Connecting kitchen and dining room with storage and timber French doors leading outside
- The kitchen has a breakfast bar, Puratap, and built-in electric stove, with timber cabinetry
- Practical bathroom with combined shower and half-bath, vanity storage, and a toilet
- Laundry room connects to the bathroom and rear verandah
- Reverse cycle ducted air conditioning system
- All windows covered with blinds and curtains
- Original floorboards throughout the bedrooms and lounge
- Slate tiles in the kitchen and dining room
- Security system with camera under the front verandah
- Electric hot water system for convenience
- Floating deck verandah connects to the tiled pitched roof verandah with ceiling fans
- Spacious garage or workshop accessible through the verandah
- Rainwater tank for eco efficiency
- Charming frontage with spacious front verandah
- Secure gated frontage with parking
- Prospect North Primary School is only three minutes away

**Schools:**

- The nearby unzoned primary schools are Paralowie School, Salisbury North Primary School, Lake Windemere B-6 School, Salisbury Primary School, and Riverdale Primary School.
- The nearby zoned secondary school is Paralowie School.
- The nearby unzoned secondary school is Kurna Plains School.

Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251**

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | PROSPECT Zone | Housing Diversity Neighbourhood (Z2404) - HDN Land | 463sqm (Approx.) House | 203sqm (Approx.) Built | 1925 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa