

# 43 North Parade, Royal Park, SA 5014



## Sold House

Wednesday, 8 November 2023

43 North Parade, Royal Park, SA 5014

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 115 m2

Type: House



Maria Ceccio  
0407602611

**\$620,000**

\*\*\*\*UNDER CONTRACT\*\*\*\*Are you looking to invest or if you prefer to move in the new year there is an option available.This townhouse was built in 2019 by Rivergum Homes, offering many features.Well located to the city, beach and local shopping hub of Port Adelaide, Royal Adelaide Golf Club. Local school catchment area for Hendon Primary, Seaton High School, Mt Carmel College, Our Lady Queen of Peace School.The home offers master bedroom with three large mirror doors on the Built-in-robe and sliding door access to the balcony.The ensuite has his and hers basins, there is plenty of cupboard space which is extremely convenient and practical. Bedrooms 2 and 3 offer build in robes and their own private access to the rear balcony overlooking the common recreational space.Main bathroom has a full sized bath, separate vanity and shower with hose shower head and 3 in 1 heat lamp for added convenience. Toilet is separate. Linen cupboard is in the hallway located between the master bedroom and main bathroom providing extra storage space. The kitchen is conveniently located next to the double garage to be able to bring in the shopping and has all modern stainless steel appliances, dishwasher, oven, rangehood and double sink and a microwave alcove. This overlooks the open plan dining/lounge which has plenty of natural light and your own private courtyard.The laundry is conveniently located next to the kitchen and there is a separate powder room.The double garage has an automatic door and is accessible from the private off-street laneway which is also located next to the common recreational space.You will have year round comfort with the Ducted Reverse Cycle Air conditioner keeping you warm in winter and cool in summer. Your new neighbourhood also serves up cafes and amenities including Westfield West Lakes deliciously close to home.Whether you like to feel the sand between your toes, fancy perfecting your tee-shot, or can picture yourself spending lazy Sundays by the lake, this is a magic spot to put down your roots. Statutory Charges:Council Rates: \$1204.00 per annumSA Rates: \$165.00 per quarter + water useESL \$139.20 per annumCommunity Corp 40694 Inc - Maintenance Contributions \$388 per quarterCurrent rent rate: \$480 per week.Pet Clause: Body Corporate By Laws will allow either one cat or dog providing the animal is less than 8kg. Written permission to be sought.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However, we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.