

44 Royal Terrace, Royal Park, SA 5014

Sold House

Saturday, 9 March 2024

44 Royal Terrace, Royal Park, SA 5014

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 666 m2

Type: House



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SOLD BEFORE AUCTIONAll opens are cancelled 44 Royal Terrace Royal Park A family home to be enjoyed by all! Generous living areas plus an inground pool. The immediate location is ideal, adjoining West Lakes! The home has great street appeal and the owners taken great pride in maintaining the property inside and out. Brick front fencing matching the homes facade, the established front garden adds appeal. A double width driveway leads to the triple undercover lock up carport with remote roller door. Stepping inside to the homes hallway you will immediately notice the polished timber floorboards that extend throughout, and the higher ceilings. The separate formal lounge room overlooks the front garden, this lounge room is a great adult entertaining area being generous in size. The kitchen and dining area are adjacent to the lounge room, with the dining area taking advantage of the outlook to the front garden. The kitchen is solid Blackwood timber, with ample cupboard storage space that includes overhead cupboards. Lots of workable bench top area for meal preparation that includes a breakfast bar. Appliances include gas hot plates for cooking, an electric fan force wall oven, a range-hood, and dishwasher. There are three bedrooms, bedrooms two and three have built in robes and the master bedroom has a walk-in robe and an ensuite bathroom. All bedrooms are large, bedroom two can adapt as an alternate master if required. The home has been extended in 2012 with a new master bedroom positioned at the rear of the home, this includes its own living area, making it an ideal adult retreat that is hard to surpass. The master bedroom can accommodate a King size bed comfortably, double door access directly outside to the patio/decking and pool. The master bedroom with its own TV lounge/family room, and bathroom feels like a luxury hotel getaway suite. The main bathroom is tiled with a separate shower, bath, toilet and vanity unit. There is a third toilet which is separate. The laundry is near the kitchen, and it too has its own external access door. The home is filled with features that include, ducted reverse cycle air-conditioning throughout all main rooms, neutral decor, quality blinds and LED downlights throughout, ceiling fans in bedrooms, external security cameras, tiled flooring in the kitchen for ease of cleaning, and polished timber floors that contrast with the home's decor tastefully. Outside entertaining won't get better than this! An entertaining area that will captivate all. A massive, pitched roof patio with timber decking that is semi enclosed, overhead ceiling fans aid circulation, keeping it all comfortable. This area is great for parties, home entertaining and alfresco dining all year round. The inground pool with its water feature is the perfect backdrop. The pool is salt chlorinated and measures 8.5 x 4.2 metres and includes all equipment. With the master bedroom access to the pool, a midnight dip on a hot summer night will be likely. Now that's resort living! Next to the pool is an outdoor shower with a nice lawn area and garden bed, room for the pets and little ones having a play area. The triple undercover parking leads to a garage, the garage is 50% lined and adapts as a games room/home gym or utilize for additional vehicle parking, it still leaves workshop space. The garage has a split system air-conditioning unit and 3 phase power. Access is via a glazed sliding door, and a second large door allows vehicles to enter. The garage being adjacent to the patio further extends the outdoor entertaining area when required for the extra big get togethers. All windows have roller shutters, all but two are electric.

The driveway is double width, access to the lock up triple carport is via a remote roller door. The immediate location being on West Lakes doorstep, West Lakes Mall with all its variety shops, picture cinema, supermarkets, cafes, restaurants, The Lakes resort hotel, leisure time spent swimming or walking the lake, the beach and Grange less than a 10-minute drive. Schools, golf courses, local parks, public transport with the bus off either Frederick Road or West Lakes Boulevard and an easy commute to the city. A family home to grow into, or a family requiring more space today! Couples that love to entertain! This is a home that will accommodate. The property is offered for sale by public auction on site the 27th day of March 2024 at 5.30pm. Bidders' registrations commence from 5.00pm Terms and conditions for the auction will be displayed the day of auction from 5.00pm and three days prior to the auction.