

# 44A Crown Terrace, Royal Park, SA 5014

## House For Sale

Thursday, 21 March 2024

44A Crown Terrace, Royal Park, SA 5014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 348 m2**

**Type: House**



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## **Auction Sat 13th April 9:30am Onsite USP**

Discover the unmatched blend of modern elegance and comfort on a 347 m<sup>2</sup> land parcel. This stunning house, featuring a contemporary design, offers a perfect balance of style and functionality, ideal for families, professionals, or those seeking a tranquil retreat. Features You Will Love: - 3 Spacious Bedrooms - 2 Modern Bathrooms - Built in Wardrobes - Outdoor Pergola - Garage- 2 Rain Water Tanks - Storage Shed Nestled in the quaint Royal Park neighborhood of South Australia, 44A Crown Terrace stands as a testament to contemporary living within a suburban sanctuary. Spread over a generous 347 m<sup>2</sup> land plot, this property harmoniously combines style, comfort, and functionality, making it an ideal abode for families, professionals, or individuals seeking a serene retreat amidst the urban bustle. The three well-appointed bedrooms of this residence offer an oasis of tranquility, each generously endowed with natural light and space to unwind and rejuvenate. Whether it's a quiet personal haven, a productive work-from-home space, or a welcoming guestroom, the versatility of these bedrooms allows for personalized sanctuaries tailored to individual preferences. Adding a layer of convenience are the two meticulously designed bathrooms, including an en-suite for enhanced privacy and comfort. The contemporary fixtures, elegant finishes, and thoughtful layout in these bathrooms symbolize a commitment to luxury and everyday convenience, elevating the living experience at 44A Crown Terrace. At the core of the home lies the living area, seamlessly connecting the living, dining, and kitchen spaces. This well-thought-out layout not only fosters a sense of togetherness and family bonding but also ensures effortless movement and accessibility throughout the living spaces. \*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.\*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts.RLA 325043