

8 Royce Avenue, Croydon Park, SA 5008



House For Sale

Tuesday, 21 May 2024

8 Royce Avenue, Croydon Park, SA 5008

Bedrooms: 3

Bathrooms: 2

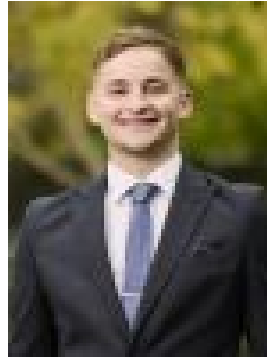
Parkings: 4

Area: 605 m2

Type: House



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Auction On-Site Saturday 8th June 4:00PM

Guaranteed to impress with its meticulous presentation, this home offers a highly flexible floor plan-ideal for those who love to entertain or for blended families. Currently featuring three separate living areas, two bedrooms plus a sunroom (or study), two bathrooms, a spacious kitchen, and a large separate laundry, this home can easily be adapted to meet your family's unique needs. Lovingly maintained and designed for comfort and practicality, the kitchen boasts ample cupboard and bench space, while both sparkling bathrooms have recently been updated. The solid construction, along with five ceiling fans, ensures year-round comfort. Garden enthusiasts will appreciate the large allotment (18.29m x 33m - approx. 603sqm), designed for growing your own vegetables, with some fruit trees and a lovely natural lawn area for the whole family and pets to enjoy. Hidden behind a high front fence for security and privacy, you'll find a double-length carport and a lock-up garage for a third vehicle.

- Well-presented with a flexible layout.
- Three living areas.
- Two bedrooms and a sunroom/study.
- Tidy bathrooms.
- Large kitchen with plenty of storage.
- Big separate laundry.
- Large garden area for veggies and fruit trees.
- Double carport and a lock-up garage.
- Pre Approval for subdivision

This delightful home is ready for its new owners. 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 | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood Land | 605sqm (Approx.) House | 159sqm (Approx.) Built | 1956 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa