

**83 Frederick Road, Royal Park, SA 5014**



**House For Sale**

Tuesday, 30 April 2024

**83 Frederick Road, Royal Park, SA 5014**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Rosemary Auricchio  
0883473666



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**\$685,000 - \$735,000**

Presenting this exquisite, stylish, and sophisticated three-bedroom haven nestled in the sought-after suburb of Royal Park. Offering a light-filled open plan living that seamlessly connects to indoor/outdoor entertaining, and ample off-street parking, this property is a true gem that appeals to a variety of buyers, from first home buyers to downsizers eager to embrace the charm of this vibrant western suburb. Discover More About This Property: - Electric roller shutters on front bedroom and lounge windows - Oversized master bedroom featuring a large built-in robe and split system air-conditioning - Additional two perfect sized bedrooms, third bedroom with BIR - Fully tiled bathroom boasting a frameless shower screen, floating vanity with stone benchtops, and an above-bench basin - Open plan living and dining area complemented by split system air-conditioning for year-round comfort - Timber floorboards and easy-care tiles throughout for effortless maintenance - Repainted gourmet kitchen offering plenty of cabinetry, an under-bench oven, and a gas stove top for culinary delights - Undercover alfresco area with downlights, decking and fitted with blinds- Maintainable rear yard featuring a garden shed, a Weeping Mulberry, and established plants - Laundry with built-in storage for added convenience - Separate toilet for practicality - Pet friendly; large cat enclosure built on the side of the house with gates at either end - High carport for one vehicle, perfect for 4WD/boat/caravan parking plus an additional two open car parking spaces - Alarm system + Electric Gate - Downlights throughout illuminating the space with warmth and ambiance - School bus stop out the front - Shops, cafes and chemist across the road Conveniently located just minutes away from Westfield West Lakes shopping centre, the picturesque West Lakes Lake and walking trails, and an array of local cafes, this home offers the perfect blend of modern comfort and lifestyle convenience. Don't miss your chance to make this stunning property your own! For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322