

15 Battams Road, Royston Park, SA, 5070

House For Sale

Saturday, 10 August 2024

15 Battams Road, Royston Park, SA, 5070

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Type: House



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Timeless Elegance Meets Modern Comfort

Discover the perfect blend of classic charm and contemporary luxury at 15 Battams Road, Royston Park. This exceptional home offers an expansive layout, harmonizing functionality and elegance on a single level. With six generously sized bedrooms, it's ideal for a growing family, guests, or creating a home office.

As you enter, you'll be welcomed by beautifully restored original features, including exquisite leadlight windows that bathe the space in natural light and meticulously preserved timber floors throughout. High ceilings and detailed cornices add to the grandeur and spaciousness of the home.

The thoughtfully designed living areas balance privacy with spaces for gathering. The formal lounge, highlighted by decorative fireplaces, offers a cozy retreat, while the open-plan family area flows seamlessly into the custom kitchen, which features a BOSCH gas cooktop, stainless steel oven, ASKO dishwasher, and a pantry. Exquisite Jarrah floors complement the floating floors in the living and dining zone extension.

The master bedroom is a true sanctuary, complete with a walk-in robe and an ensuite. Additional bedrooms are generously sized, with built-in robes in bedrooms 2 and 3.

Adding to the versatility of this property is a well-appointed granny flat, offering independent living space for extended family, guests, or a potential rental opportunity.

The outdoor areas are a highlight of this property. Enjoy alfresco dining or relaxation on the covered patio with a shade sail, or take a dip in the 12.5m solar-heated, salt-chlorinated swimming pool, complete with fencing for safety. Automatic garden watering and a double carport with electric gates enhance convenience and security.

Additional features include ducted reverse-cycle air conditioning, split-system air conditioners in the rumpus room and gym/office, a security system with perimeter-only adaptability and back-to-base monitoring, mains hot water service, and zoned to East Adelaide Primary and Marryatville High School.

Located in Royston Park, this home offers convenient access to local schools, parks, and amenities while maintaining a serene suburban ambiance. It is also close to prestigious private schools such as St. Peter's College and Pembroke School. 15 Battams Road is more than just a home; it's a lifestyle.

****Key Features:****

- Six spacious bedrooms, including a master suite with walk-in robe and ensuite
- Elegant formal lounge with decorative fireplaces
- Custom kitchen with BOSCH gas cooktop, stainless steel oven, ASKO dishwasher, and pantry
- Exquisite Jarrah floors plus floating floors to the living/dining zone extension
- 12.5m solar-heated, salt-chlorinated swimming pool, fenced for safety
- Ducted reverse-cycle air conditioning
- Zoned to East Adelaide Primary and Marryatville High School
- Close to local schools, parks, amenities, and prestigious private schools such as St. Peter's College and Pembroke School