

31 Frederick Road, Royal Park, SA 5014

House For Sale

Monday, 8 July 2024



31 Frederick Road, Royal Park, SA 5014

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 404 m2

Type: House



Anthony Fonovic

0411513352

Auction - 9.00am Saturday 27 July 2024 (USP)

Luxury meets practicality, designed to accommodate families of all sizes, this spacious residence offers multiple living areas ensuring everyone has their own space to relax and enjoy. The large open-plan living area is the heart of the home features a gourmet kitchen equipped with quality stainless steel appliances including dishwasher, five-burner electric cooktop and electric oven. The kitchen also boasts a large walk-in pantry and overlooks the expansive living and dining room. A second casual living area or study and a powder room also service this living space. Complementing the main living area on the ground level is a double-sized formal lounge room located towards the front of the home and perfect for entertaining guests or enjoying quiet evenings. The master suite is a true retreat, offering a spacious double-sized room, an oversized walk-in robe and an ensuite with a vanity, shower and WC. Step out onto your private balcony to enjoy some fresh air and peaceful moments. Bedrooms two and three are spacious and include built-in robes. Bedroom four is exceptionally large, making it perfect for use as a private combined bedroom and lounge area. The centrally located upstairs bathroom features a vanity with under-sink storage, a large shower alcove, a full-size bath and a separate WC. The light-filled living area opens out to a generous-sized alfresco under the main roof, perfect for outdoor dining and entertaining. The easy-maintenance yard is surrounded by mature trees, creating a safe and enjoyable space for children and pets to play. Additional Features we know you will love: * Ducted Evaporative Cooling * Gas Heating in the main living area * Multiple storage rooms and cupboards throughout the home * Rainwater tanks and pumps servicing the home will save on water costs * Separate Laundry, featuring more storage and dedicated access to the rear yard. * Double Garage provides access to the rear yard and dwelling, with parking for multiple large work/leisure vehicles at the front * Solar System 6kW Experience the perfect blend of elegance and low maintenance living in this exquisite home. SPECIFICATIONS Year Built: 2012 Land Size: 404sqm (approx) Council: City Of Charles Sturt Council Rates: \$423.45pq Water Rates: \$78.60pq Sewerage Rates: \$127.51pq ESL: \$168.70pa Estimated Rental: \$800pw The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice. RLA 274675