

**31 Risely Avenue, Royal Park, SA, 5014**



**Sold House**

Sunday, 13 October 2024

31 Risely Avenue, Royal Park, SA, 5014

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Nick Psarros

## ANOTHER ONE SOLD BY NICK PSARROS AT RAY WHITE PORT ADELAIDE/LARGS BAY

Welcome to 31 Risely Avenue, Royal Park, where opportunity meets potential in this charming 1950s solid brick home. Boasting low-maintenance living on a spacious block, this property presents an ideal canvas for first home buyers or savvy investors alike.

Offering a functional easy care floorplan, discover an inviting open plan living, dining and kitchen area. The kitchen features a tiled splashback and a practical 4-burner gas cooktop with plenty of preparation space.

Outside, the property extends its appeal with a pergola for outdoor entertaining and a convenient storage shed. A standout feature is the insulated studio at the rear, complete with its own split system air conditioner and ceiling fan, providing a versatile space for a home office, art studio or additional living area.

### Key Features:

- Low maintenance, 1950's solid brick home
- 2 bedrooms, 1 bathroom, single carport with 2 additional driveway parking spaces
- Open plan living, dining & kitchen with split system
- Kitchen with tiled splashback & 4-burner gas cooktop
- 2 carpeted bedrooms, bedroom 1 with ceiling fan
- Bathroom with bathtub, sink & separate toilet
- Outdoor pergola & storage shed
- Fully insulated studio fitted with split-system air-conditioner & ceiling fan
- 2.5kW solar panels

Situated in Royal Park, this property offers more than just a home; it provides a lifestyle. Royal Park is renowned for its family-friendly atmosphere, proximity to parks and schools and easy access to public transport. Enjoy the convenience of local shops and cafes nearby, ensuring you're never far from daily essentials or weekend leisure activities.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

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