

32 James Street, Royal Park, SA 5014



House For Sale

Wednesday, 3 July 2024

32 James Street, Royal Park, SA 5014

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 570 m2

Type: House



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Auction On-Site Sunday 21st July 11:00AM

This mid fifties' Royal Park residence teams up with first home buyers, investors, family buyers and developers (STCC) to exceed expectations and make dreams come true. A bright and shiny example of low-key family living, this three bedroom cutie basks in happy home vibes and crispy-fresh presentation. While initial impressions are of a compact home, with the generous floorplan and loads of room on the 570sqm block (approx.) to extend, there is a rosy glow about its future prospects. Along with character elements such as ceiling roses and ornate cornices, timber floorboards add a luxuriously cosy ambience to three airy bedrooms, a spacious lounge and a large and lively eat-in kitchen. The bathroom, kitchen and laundry are also fabulously functional and well-equipped to handle bustling family life. Of the three big and comfy bedrooms two feature built-in robes and two include ceiling fans along with ducted a/c for blissful summer night sleeping. The back garden-facing sunroom invites loads of natural light making it a great home office, or perhaps a sunny playroom or home gym. Lots more to love:

- Built in 1955, well maintained and updated over the years
- Perfect first home, investment, family home, renovation or development project (STCC)
- Back-to-back single garages and a separate storage shed
- A manicured backyard with fruit trees and lawn for the kids to play
- Expansive undercover outdoor entertaining area
- Ducted evaporative air conditioning and ceiling fans
- Generous lounge room
- Spacious kitchen/dining with a ceiling fan, dishwasher, gas cooktop
- Neutral bathroom, bath and shower, separate w/c
- Generous laundry with built-in storage
- Just 600m to Hendon Primary School
- Zoned Seaton High School (1.2km)

Superbly located near local reserves, eateries and public transport, this lovely home is also a short drive from West Lakes, Tennyson beach and Westfield West Lakes Shopping Centre.

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 | CHARLES STURT Zone | GN - General Neighbourhood Land | 570sqm (Approx.) House | 256sqm (Approx.) Built | 1955 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa