

93 Ninth Ave, Royston Park, SA, 5070



House For Sale

Wednesday, 14 August 2024

93 Ninth Ave, Royston Park, SA, 5070

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Liam McDevitt
0430501122

Immaculate Mid-Century Character Home in the Avenues.

Team McDevitt and Ray White Walkerville are excited to bring this exceptional executive home to the market. Superbly maintained and presented with outstanding street appeal, this immaculate property is situated in the envious location amongst 'The Avenues' on the edge of the River Torrens Linear Park.

Features we love about this property

- Wide entry hall with matte finish slate flooring
- 3 bedrooms, all with built in robes - main with walk in robe
- 2 bathrooms including an ensuite to the main
- Formal living room with a gas heater and split system air con
- Family room also with gas heater and split system air con and with sliding doors it connects perfectly to the rear yard
- Renovated kitchen with separate dining area
- Ample storage
- Multiple ceiling fans throughout
- High ceilings, some decorative, plus solid brick construction

Enticing Exteriors ...

- Extra wide, double depth carport behind an auto roller door
- Lush & pretty landscaped gardens. Low maintenance, colourful, easy care plantings ... all irrigated too!
- Paved pergola with ceiling fan for all weather outdoor entertaining
- Second pergola / shade house
- 3 large rainwater tanks for garden use
- Garden shed / workshop

The not so obvious ...

Roller shutters and security screens; mid-century 'Austerity' character with rendered façade, red brick construction and big chunky Terracotta roof tiles; gorgeous tiled entry porch; skylight

Location ...

- Only minutes to great grocery shopping at The Avenues and Marden Shopping Centres whilst cosmopolitan dining and boutique shopping will be enjoyed along the Norwood Parade and Magill Road
- 4 kms to the City centre, an easy 10 minute drive or catch the bus that runs along Payneham or Sixth Avenue
- Torrens River Linear Park just a couple of streets away, a great spot for a bike ride or walk
- The infamous Christmas lights community display that Ninth Avenue is famous for
- A great choice of primary and secondary schools, both private and public and we're zoned for East Adelaide and Walkerville Primary Schools

Helpful info ... all approximate

CT Reference | 6191/915

Council - Norwood Payneham St Peters

Built - 1950

Land Size - 746sqm (18.29m x 40.81m)

Council Rates - \$TBA pa

Zoning - RC - Residential Character\15.4

Contact our agents today for more details, inspection times, or to make an offer!

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