



2 Cooke Crescent, Royal Park

## Eclectic Charm with Bonus Income Potential

Uniquely positioned on a 365sqm (approx) corner allotment, this versatile property blends character, comfort, and flexibility with an opportunity for extra income or multigenerational living.

The main home features open-plan living flowing to the outdoor entertaining area, complemented by a well-equipped kitchen with a 900mm gas cooktop and passthrough window. A separate outdoor toilet in the laundry adds everyday convenience.

- Four bedrooms with high ceilings adding space and character
- Self-contained retreat with kitchenette, ensuite, and private access
- Solar panels and solar hot water for energy efficiency
- Secure enclosed parking with roller door access
- Tranquil gardens offering privacy and outdoor appeal

Perfectly located near West Lakes Mall, Tennyson Beach, and the Port Adelaide precinct - a unique property offering lifestyle and income potential.

For more information, contact Josie Auricchio on 0419 269 503 or Donna Farquhar on 0461 363 915.

4  2  2 

**FOR SALE**  
Under Contract

### AGENTS

Josie Auricchio  
0419 269 503  
[josiea@ljhookerwestlakes.com.au](mailto:josiea@ljhookerwestlakes.com.au)

Josie Auricchio  
0419 269 503  
[josiea@ljhookerwestlakes.com.au](mailto:josiea@ljhookerwestlakes.com.au)

### AGENCY

LJ Hooker West Lakes | Henley Beach  
(08) 8347 3666

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

**Disclaimer:**

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

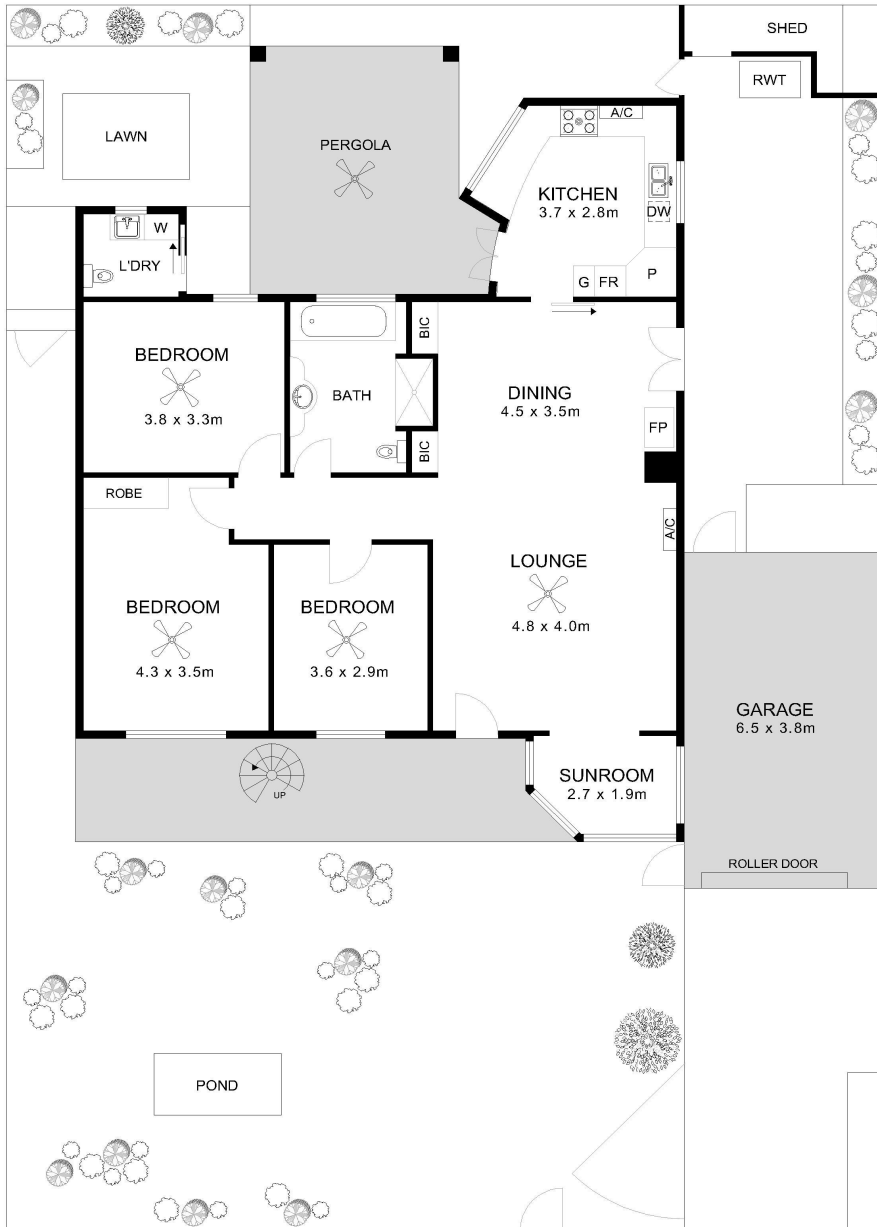
**MORE DETAILS**

Property ID	4ZZEFE8
Property Type	House
House Size	217 m2
Land Area	375 m2
Including	Air Conditioning Toilets (3) Courtyard Balcony Dishwasher Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Liveability

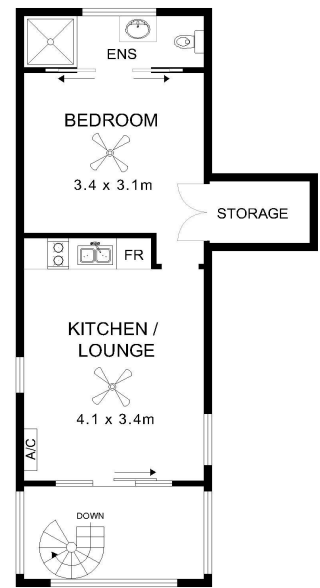
**Josie Auricchio 0419 269 503**  
Sales & Property Management Specialist |  
josiea@ljhookerwestlakes.com.au  
**Josie Auricchio 0419 269 503**  
Sales & Property Management Specialist |  
josiea@ljhookerwestlakes.com.au

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**  
139 Tapleys Hill Road, SEATON SA 5023  
westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au





GROUND FLOOR



FIRST FLOOR

Approx Gross
Ground Floor = 114m <sup>2</sup>
First Floor = 40m <sup>2</sup>
Garage = 25m <sup>2</sup>
Pergola = 20m <sup>2</sup>
Porch = 18m <sup>2</sup>
Total = 217m <sup>2</sup>

## 2 Cooke Cres Royal Park

For Illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography