

Royal Park, 26 Cooke Crescent

Picture Perfect Courtyard Home in Thriving Royal Park

This modern home presents a low maintenance lifestyle in a highly convenient location, whether you're looking for a move-in ready first home, an easy care home to retire or an investment opportunity.

At the front of the home, the three bedrooms are all spacious. The master bedroom boasts a sizable walk-in wardrobe and ensuite. Bedrooms 2 and 3 feature built-in wardrobes with mirrored doors. A central bathroom offers a separate powder room and WC, plus a bathtub, and the laundry offers plenty of room for future storage, and direct access outside.

The open plan living and meals area at the rear of the home is perfect for entertaining, or spending time with loved ones. The kitchen offers plenty of storage and bench space, including a breakfast bar for additional seating. Stainless steel appliances including a dishwasher and a corner pantry are added benefits.

3 2 2

Auction

Sun 3rd Aug @ 10:00AM

View

Sat 26th Jul @ 9:00AM - 9:30AM

Contact

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The spacious alfresco area is perfect for year round entertaining, and overlooks the secure back yard. A spacious lawn area offers the perfect space for children and pets to play, or add garden beds and shedding in the future. Ample off-street parking is available including a drive through garage and driveway parking.

Royal Park strikes the perfect balance between relaxed coastal living and everyday convenience. Just minutes from some of Adelaide's most beautiful beaches, you can enjoy sunny weekends by the sea or scenic strolls around the picturesque lakes at West Lakes. Foodies will love the abundance of local cafes and restaurants, while shopping is made easy with Westfield West Lakes just around the corner. Families are well catered for, with plenty of parks and playgrounds close by for outdoor fun. Plus, great local schools like Hendon Primary School and Seaton High School are within easy reach.

Key Features

- Master bedroom boasts a spacious walk-in wardrobe and ensuite
- Bedrooms 2 and 3 are fitted with built-in wardrobes
- Central bathroom with separate powder room and a bathtub
- Laundry with direct outdoor access
- Open plan living and meals area
- Kitchen with ample bench and cupboard space, plus a gas cooktop and dishwasher
- Undercover entertaining area, ideal for all weather entertaining
- Spacious back yard with lawn, ideal for children or pets
- Single garage with panel lift door and drive through access
- Gas heater in the lounge and ducted evaporative cooling

Specifications

Title: Torrens Title

Year built: 2014

Land size: 408 sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,723.50pa (approx)

ESL: \$174.00pa (approx)

SA Water & Sewer supply: \$218.00pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	XSHHDM
Property Type	House
Land Area	408 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

Thanasi Mantopoulos 0421 188 498

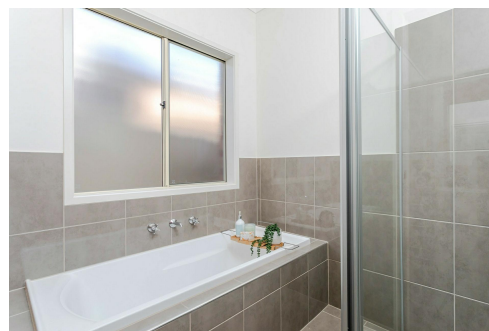
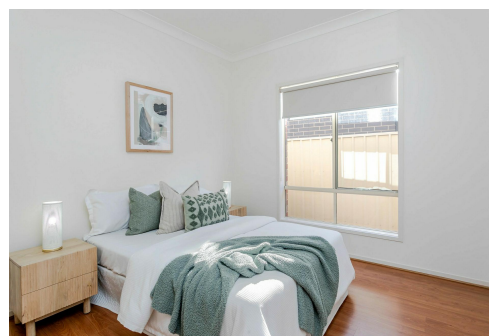
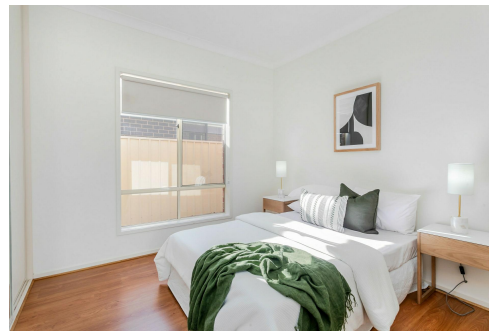
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