



69a Cedar Avenue, Royal Park

Modern Living with Easy Lifestyle Appeal

Thoughtfully designed to make excellent use of space, this modern and light-filled home offers a practical layout created for relaxed, easy living. High ceilings enhance the sense of openness, while the spacious living areas and seamless connection to the outdoor entertaining space make the home equally suited to quiet everyday living and entertaining family and friends. Centrally positioned in Adelaide's west, it presents an appealing opportunity for couples, families, downsizers, first-home buyers, retirees and investors alike.

Property Features:

- High ceilings throughout
- Spacious open-plan living and dining area leading out to outdoor area
- Modern kitchen with breakfast bar, 4-burner gas cooktop, oven, dishwasher, double sink with pull-out kitchen sink mixer
- Outdoor entertaining area fully enclosable with electric cafe blinds
- 3 bedrooms all with mirrored built-in wardrobes
- Spacious main bedroom with ensuite and electric roller shutter
- Ensuite with his-and-hers vanity, large shower and toilet
- Main bathroom with full-sized freestanding bath, shower, vanity and toilet

3 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

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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.



- Separate laundry with linen cupboard
- Ducted reverse-cycle air conditioning
- Single garage with automatic roller door with internal and rear access
- Fully enclosed, low-maintenance rear yard with established gardens
- Garden/tool shed
- Solar panel system with 17 x 440W panels, 5kW Hybrid inverter and 6.5 kWh lithium battery
- Alarm System
- Timber floorboards to the main living areas
- FTTP Connection Technology broadband connection

Central to the western suburbs this property is only a short distance to the western beaches of Tennyson, Grange, Henley Beach, and Semaphore, as well as West Lakes. Hendon Shopping Centre and Westfield West Lakes Shopping Centre are just a short drive away for all your shopping needs. Quality local schools include Our Lady Queen of Peace, Hendon Primary School, Seaton High School, and Faith Montessori Centre. Locally, you'll also find cafes and eateries, and within walking distance, there are multiple reserves, with West Lakes Golf Club close by for outdoor enjoyment. Bus routes to the city are also within walking distance for your convenience.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

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

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID 50V9FE8
Property Type House
Including Ensuite
Air Conditioning
Toilets (2)
Alarm
Courtyard
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Solar Panels
Liveability

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