



Royal Park, 7a Royal Terrace

Indulge in Modern Elegance at Royal Park

Auction Location: On Site

Welcome to this exquisite contemporary, an epitome of modern comfort and convenience. Boasting a wonderful blend of low-maintenance living coupled with generous living spaces that do not compromise on room to move and grow. Ideally suited to those looking to secure their first home, savvy investors, or those wishing to downsize without the sacrifice of convenience and quality.

Upon entering, one discovers a home that has been mindfully designed to cater to ease of living. The interiors are a testament to thoughtful planning, featuring three well-proportioned bedrooms which ensure private space for all occupants.

The heart of the house is adorned with easy care floors, which extends through to a kitchen equipped with gleaming stainless-steel appliances, including a recently updated

3 1 1

For Sale
Please Call

View
ljhooker.com.au/4Y89FE8

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oven. This space oversees the dining area and lounge room, creating a cohesive area for relaxation and entertainment that further extends into a private rear yard.

Key features of the property include:

- Easy-care tiled flooring in the central living spaces
- Open plan dining and lounge area flowing into an inviting private rear yard
- Modern kitchen featuring stainless steel appliances with a gas cooktop, dishwasher and oven
- Three comfortable bedrooms; bedroom 1 + 2 with built-in wardrobes
- A central main bathroom with separate toilet, vanity and shower with separate bath
- Secure garage with direct internal access complemented by additional driveway parking space
- Reverse cycle air-conditioning ensuring comfortable living throughout the seasons.
- Solar Panels
- Excellent condition with recent updates including repainting, new curtains, and roller shutters throughout

Equally impressive as the home itself is its setting within Royal Park, surrounded by local parks that provide the perfect backdrop for leisurely strolls or energetic jogs.

The nearby Westfield West Lakes caters to retail needs, dining experiences, and cinema entertainment, ensuring lifestyle amenities are just a short drive away. For those reliant on public transport, the suburb offers exceptional accessibility, with options that facilitate daily commuting to Adelaide's CBD or various other destinations.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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 purchasers 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



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More About this Property

Property ID	4Y89FE8
Property Type	House
Including	Air Conditioning Built-in-Robes Secure Parking Solar Panels

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139 Tapleys Hill Road, SEATON SA 5023

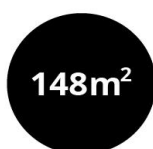
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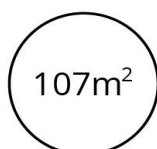
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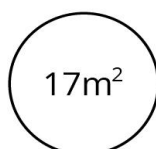
148m²

TOTAL



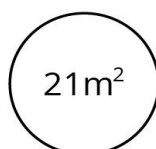
107m²

Living



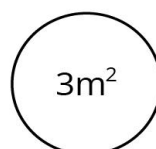
17m²

Verandah



21m²

Garage



3m²

Porch



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**