



83 Frederick Road, Royal Park

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## Affordable Buying at Its Best - Act Fast

Move quickly on this solid brick home offering the perfect balance of easy and relaxed living. Conveniently located between the sea and the city, with easy access to West Lakes, the lakefront, and all that it offers. Featuring modern updates and a flowing open-plan design, this home combines practicality, comfort, and easy access to everything you need. A welcoming property, ideal for growing families, first-home buyers, or investors seeking a solid opportunity.

### Key Features:

- Low-maintenance, rendered and modern double-brick home with neutral decor
- New floorboards and easy-care tiles throughout
- Open-plan living, kitchen, and dining area filled with natural light
- Kitchen with stainless steel gas cooktop, oven, and dishwasher; good storage with pull-out pantry cupboard
- Large lounge room with split system air conditioning and built in entertainment unit
- A good sized dining area for family meals, flowing into the outdoor area
- Entertaining area under the main roof, with timber decking, downlights and mounted TV

### FOR SALE

Sold Prior To Auction

### AGENTS

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### 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

- 3 bedrooms, all with modern fans and new carpet
- Master bedroom with large built-in robe, split system air conditioning, fan, and electric roller shutters
- Bedroom two with built-in robe
- Internal roller blinds to all bedroom windows for added privacy
- Bathroom with frameless shower screen and modern stone-top vanity
- Separate toilet for added convenience
- Laundry with linen cupboard and bench space
- Additional single linen cupboard
- High carport for one vehicle, perfect for 4WD/boat/caravan parking plus an additional two open car parking spaces
- Fully fenced with electric gate at the front of the property with lawn and garden
- Fully enclosed backyard with established lawns and gardens
- Split system air conditioning
- Pet friendly; large cat enclosure built on the side of the house with gates at either end
- Alarm system

Perfectly positioned for convenience and lifestyle, this home is within walking distance of the West Lakes lakefront and just a short drive to Tennyson and Grange Beaches, as well as West Lakes Golf Club. Enjoy nearby reserves offering beautiful green spaces and playgrounds. Across the road, you'll find easy access to a pharmacy, mini-mart, GP, and cafe. A short drive away, Westfield West Lakes and Hendon Shopping Centre cater to all your shopping, entertainment, and cafe needs. The home is also within reach of quality public and private schools, including Seaton High School, St Michael's College, West Lakes Shore, and Hendon Primary Schools. Plus, a quick walk to the local bus stop for St Michael's College adds extra convenience.

For further information, please contact Nick Carpinelli on 04033 347 849 and Rosemary Auricchio on 0418 656 386.

**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 50DVFE8  
Property Type House  
House Size 148 m2  
Land Area 386 m2  
Including Air Conditioning  
Toilets (1)  
Alarm  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Liveability

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