

## Royal Park, 87 Maple Avenue

Modern Living Starts Here at 87 Maple Avenue

Welcome to 87 Maple Avenue, Royal Park - proudly presented by Andrew Rose of LJ Hooker.

Built in 2016, this beautifully maintained home has been thoughtfully designed to complement modern living. Featuring three spacious bedrooms, it combines style, comfort, and functionality in one of Royal Park's most desirable locations.

The master bedroom features a private ensuite and walk-in robe, while the additional bedrooms are well-sized and fitted with Built in Robes. The interior showcases beautiful neutral tones throughout, creating a calming atmosphere and the perfect canvas to make your own.

At the heart of the home, the kitchen is sure to impress - complete with an island benchtop, stainless steel oven, gas cooktop, and plenty of storage. Overlooking the spacious lounge,



**For Sale**  
UNDER CONTRACT BY ANDREW ROSE

**View**  
[ljhooker.com.au/671ZFDC](http://ljhooker.com.au/671ZFDC)

**Contact**  
**Andrew Rose**  
0421 988 597  
[andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)



**Disclaimer:** 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.

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**(08) 8255 9555**

it's the perfect setup for family gatherings or casual entertaining.

Step outside to the alfresco area - ideal for relaxing or hosting - and a backyard that's ready for your personal touch. Whether you're envisioning a garden, play space, or something more, the possibilities are endless.

Features We Love:

- 3 Good Sized Bedrooms
- Neutral Colour scheme Throughout
- Heating and Cooling
- Single Garage with internal access
- Low Maintenance Front and back

Specifications:

- CT / 6165/311
- Council / Charles Sturt
- Built / 2016
- Land / 279m2 (approx.)
- Easements / Nil
- Estimated rental assessment / TBA per week

Please note this home is tenanted at \$575 per week until 14th November 2025.

Located in the heart of Royal Park, this address delivers both convenience and lifestyle. Hendon Central is just around the corner for your shopping needs, and you'll love the selection of local cafes and restaurants - including the ever-popular Big Shed Brewing. Families will value the nearby schools, including Hendon Primary and Our Lady Queen of Peace, all within easy reach.

This home is the perfect blend of comfort, style, and location - ready and waiting for you to move in and make it your own.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355



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## More About this Property

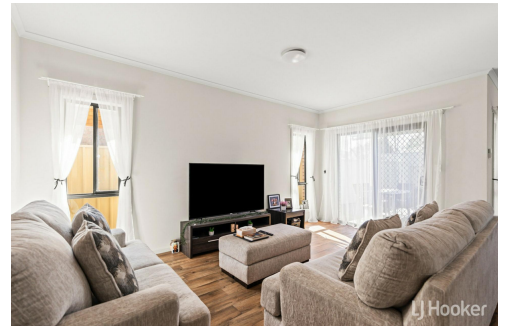
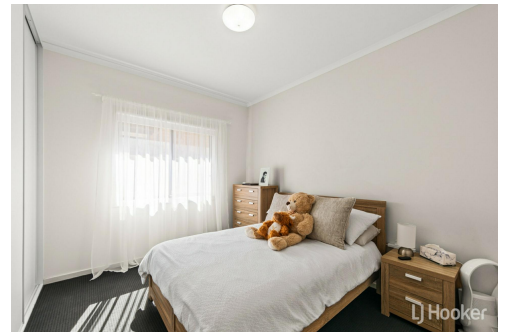
Property ID	671ZFDC
Property Type	House

**Andrew Rose 0421 988 597**

Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

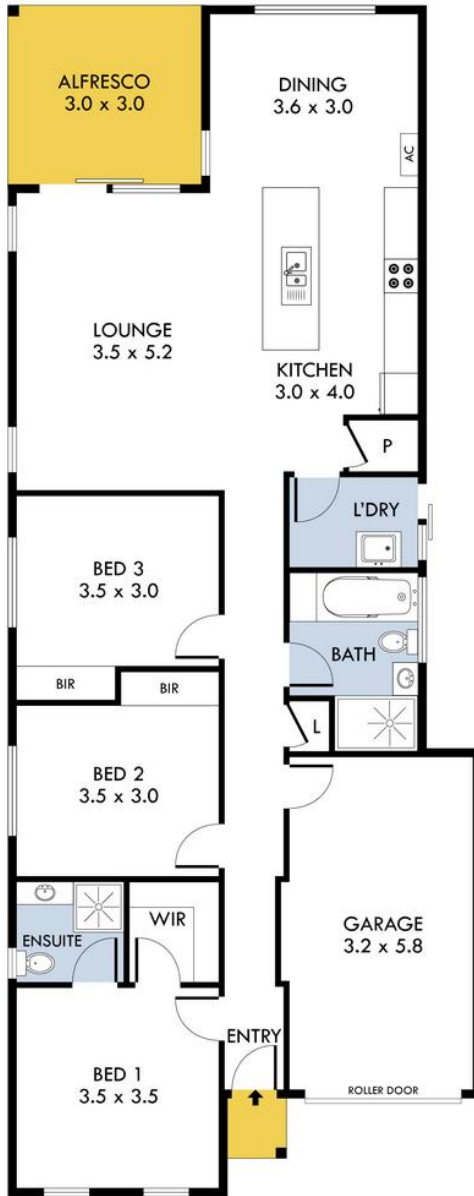
**LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555**

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreselizabeth.ljhooker.com.au](mailto:craigmoreselizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)



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INTERNAL - 137.1 SQM  
 EXTERNAL - 12.2 SQM  
 TOTAL - 149.3 SQM

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