







22 Arnold Street, Royal Park

3 1 1

Modern Contemporary Townhouse Offering Light-Filled Living & Effortless Convenience

Auction | Saturday 13th June @ 9am

Perfectly positioned in a quiet and convenient pocket of Royal Park, this contemporary townhouse presents an outstanding opportunity for first home buyers, investors, or those seeking a low-maintenance lifestyle without compromise. Designed with functionality and flow in mind, the home delivers bright interiors, practical living spaces, and easy indoor-outdoor connection.

The lower level features a light-filled open-plan kitchen, living, and dining area that forms the heart of the home. Well-appointed with quality appliances and ample storage, the kitchen is thoughtfully positioned to overlook the main living zone, creating a seamless space for everyday living and entertaining. A convenient powder room and a functional laundry complete this level.

Sliding doors open to a private, paved courtyard framed by established garden beds, offering a relaxed outdoor setting ideal for entertaining or quiet enjoyment.

FOR SALE
$735,000

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.

LJ Hooker

Upstairs, the home comprises three well-proportioned bedrooms, two of which include built-in wardrobes for added convenience. The main bathroom is centrally located and features a bathtub, complemented by a separate WC. Additional built-in storage on the landing further enhances everyday functionality. Plush carpeting throughout the upper level and bedrooms adds warmth and comfort.

Secure parking is provided via a single garage with internal access, ensuring both convenience and peace of mind.

Set within easy reach of local amenities, transport options, and everyday conveniences, this is a superb entry-level opportunity in a well-connected and growing suburb.

Key Features:

- Contemporary townhouse ideal for first home buyers or investors
- Light-filled open-plan kitchen, living & dining area
- Well-appointed kitchen with quality appliances & ample storage
- Ground floor powder room
- Functional laundry with additional storage potential
- Private paved courtyard with garden beds
- Three upstairs bedrooms, two with built-in wardrobes
- Main bathroom with bathtub + separate WC
- Additional storage on upstairs landing
- Low-maintenance laminate flooring downstairs
- Plush carpeted stairs and bedrooms upstairs
- Single garage with internal access

Specifications

Title: Torrens Title
Year built: 2016
Council: City of Charles Sturt
Council rates: $1,388.45pa (approx)
ESL: $133.55pa (approx)
SA Water & Sewer supply: TBC

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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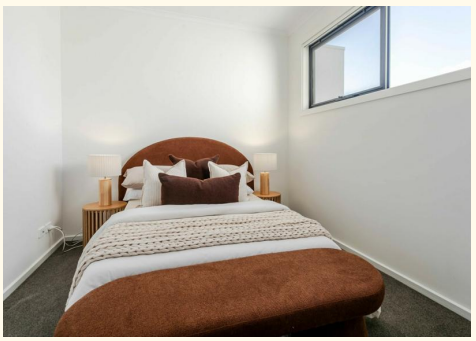
MORE DETAILS

Property ID	YFEHDM
Property Type	Townhouse
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments











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