

22 Arnold Street, Royal Park

Modern Contemporary Townhouse Offering Light-Filled Living & Effortless Convenience

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.

Upstairs, the home comprises three well-proportioned bedrooms, two

3 1 2

AUCTION

Sat 13th Jun @ 9:00AM

VIEW

Sat 23rd May @ 11:40AM - 12:10PM

AGENTS

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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

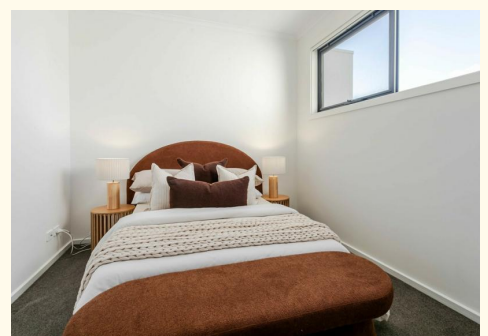
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RLA 242629

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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