

22 Arnold Street, Royal Park

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.

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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FOR SALE
\$735,000

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

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

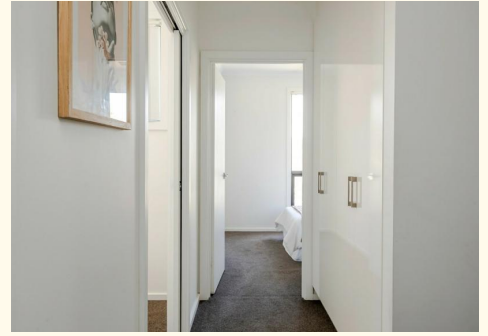
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RLA 242629

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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