

Royal Park, 3/18 Anne Street

Modern Townhouse Offering Space, Comfort & Convenience

Offering a practical layout and low-maintenance design, this modern townhouse delivers easy living with spacious interiors, light-filled living areas and a functional floorplan that suits a range of buyers. Ideal for first-home buyers, young couples, downsizers, or investors, this is a home that combines everyday comfort with a convenient lifestyle.

Step inside and be greeted by the light-filled open-plan living and dining area, finished with neutral tones and easy-care timber-look flooring. This space flows seamlessly to the private rear courtyard. The modern kitchen features stainless steel appliances including oven, gas cooktop and dishwasher, designed to meet all your culinary needs with ease.

Upstairs delivers comfortable and spacious accommodation with two well-sized bedrooms, each boasting its own private ensuite for privacy and convenience. Both bedrooms enjoy the added benefit of a built-in wardrobe and the main bedroom with its own private



For Sale
\$670,000 - \$695,000

View
By Appointment

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balcony - an ideal spot to enjoy some fresh air or your morning coffee. A central study space adds flexibility as a home office or quiet reading nook.

Complete with ducted reverse cycle air conditioning throughout for year-round comfort, this home also features a guest powder room on the lower level and automatic lock up garage with internal access. A separate laundry that adds to the practical features of this thoughtfully designed home.

Additional Features to Love:

- Two spacious bedrooms, both with their own private ensuites and built- in wardrobes
- Main bedroom private balcony
- Flexible upstairs study/home office space
- Light-filled open-plan living, kitchen, and dining area
- Modern kitchen with gas cooktop and dishwasher
- Guest powder room downstairs for added convenience
- Private courtyard
- Automatic lock up garage with internal access
- Separate laundry
- Ducted reverse cycle air conditioning
- Low-maintenance lifestyle

Perfectly positioned to embrace coastal living, you'll be just moments from the beach, West Lakes Shopping Centre, and close to local favourites like the Royal Adelaide, Grange, and West Lakes Golf Clubs. Public transport options ensure an easy city commute while weekends can be spent enjoying nearby cafes, reserves, and the stunning beaches of Tennyson and Grange.

For further details, please contact Josie Auricchio on 0419 269 503 or 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



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More About this Property

Property ID	4ZJAFE8
Property Type	Townhouse
Including	Study Air Conditioning Courtyard Balcony Dishwasher Floorboards Built-in-Robes Secure Parking Remote Garage Liveability

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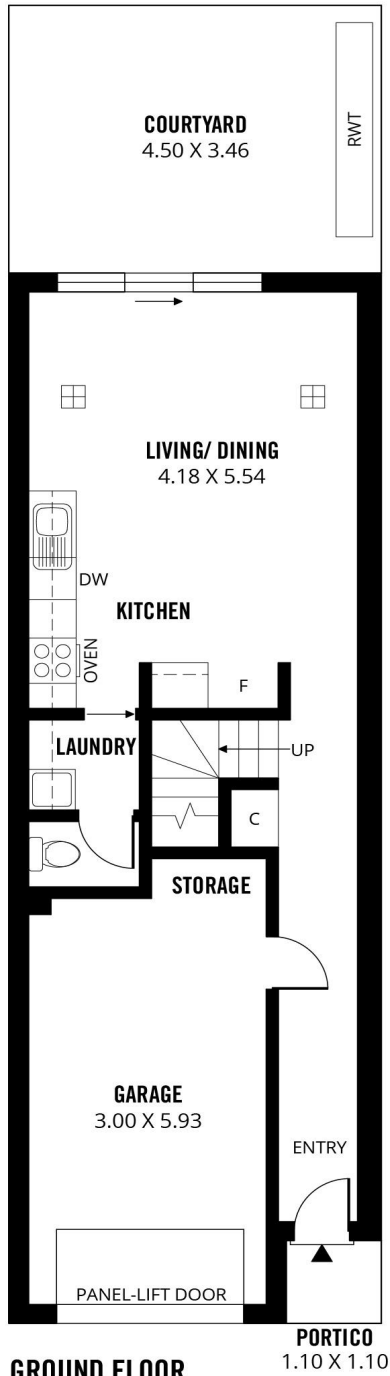
westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au



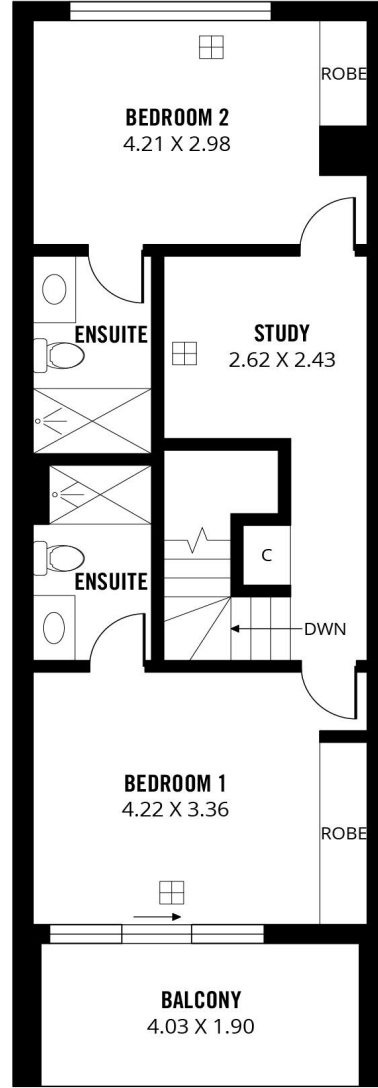
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GROUND FLOOR



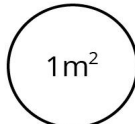
FIRST FLOOR



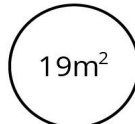
TOTAL



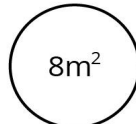
Living



Portico



Garage



Balcony



Courtyard



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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