



## Royston Park, 76 Lambert Road

Sold by Marie Brus & Justin Li

4 3 2

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2B2KFDZ](http://ljhooker.com.au/2B2KFDZ)

**Contact**  
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**Justin Li**  
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An impressive 2 storey residence located on a wide tree-lined street in a sought after city fringe suburb. Designed for the modern family with large open plan spaces and a well thought out floorplan.

With easy access to the front entrance is the lounge room, bedroom 4 and the downstairs bathroom creating a somewhat private haven from the rear of the home, ideal for those consulting from home or seeking separation.

The sleek white kitchen has Miele cooking appliances and an enormous walk-through pantry with access to the double drive through garage. Overlooking the large family/meals area is the island bench, a casual place to share a meal. Sliding doors seamlessly open out to the Eco deck and outdoor kitchen.

The warmth of rich timber flooring features throughout the upstairs living room, study and



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bedrooms. An enormous master suite with his and hers walk-in robes and ensuite enjoys access to a private balcony and adjacent study.

Separating bedrooms 2 and 3 from the master bedroom is the spacious secondary living area and family bathroom.

An expansive rear garden with pizza oven and heated tiled swimming pool makes this the ideal entertainer and family home. Located minutes to Adelaide CBD, the River Torrens Linear Park trail, The Parade, Walkerville shopping precinct and North Adelaide's abundance of shopping and gourmet restaurants.

Zoned to Walkerville and East Adelaide Primary Schools and Marryatville High School and within close proximity to leading private schools including St Peter's College, Prince Alfred College and Wilderness School.

Additional features:

854sqm allotment

Ducted reverse cycle airconditioning

Ducted vacuuming

10kw solar system

Security system

Auto watering system

Garden feature lighting

Double garage with drive-through access to rear yard

Bespoke fire pit area

Walk-in robes to bedrooms 2 and 3 and built-in robe to bedroom 4

Extra storage in garage, perfect for gym or workshop

Parking for up to 6 cars off street

Outdoor entertaining area features heating and ceiling fan

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

**\*\*** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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## More About this Property

Property ID	2B2KFDZ
Property Type	House
Land Area	854 m <sup>2</sup>

### Marie Brus 0418 844 502

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