







3/147 First Avenue, Royston Park

Contemporary Comfort with Low-Maintenance Appeal

Perfectly positioned in the ever-popular suburb of Royston Park, this beautifully refreshed two-bedroom unit offers an appealing blend of modern comfort, solid brick construction, easy-care living and everyday convenience.

Nestled along a picturesque, tree-lined street in one of Adelaide's highly sought-after eastern suburbs, this inviting home is set within a small group of just five, offering a sense of privacy and exclusivity. It presents an ideal opportunity for first home buyers looking to enter the market, downsizers seeking a more relaxed, low-maintenance lifestyle or savvy investors looking to secure a quality addition to their portfolio.

Recently refreshed throughout, the home welcomes you with fresh paint, brand-new carpets to both bedrooms and stylish new laminate flooring, creating a bright, modern and welcoming atmosphere.

The property features a brand-new modern kitchen, thoughtfully designed with electric cooking and ample storage, making everyday living both practical and enjoyable.
Enjoy the simple pleasures of having your own private rear courtyard - the perfect spot for a morning coffee, a little outdoor entertaining or

2 1 1

FOR SALE
$649,000 - $679,000

VIEW
By Appointment

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

simply unwinding at the end of the day. With ducted reverse-cycle heating and cooling providing year-round comfort and the added convenience of undercover carport parking, this home makes easy living effortless.

Features you will love:
- Two well-proportioned bedrooms, master with built-in robe
- New kitchen with electric cooktop, oven and plenty of cupboard storage
- Updated bathroom with floor to ceiling tiles
- Freshly painted throughout
- New carpets to both bedrooms and new laminate flooring through living areas
- Ducted reverse cycle heating and cooling providing year-round comfort
- Private courtyard
- Gas hot water
- 10 minutes away from the Adelaide CBD

All of this is complemented by a fantastic location, just approximately 10 minutes from the Adelaide CBD, placing you within easy reach of shopping, cafes, restaurants, parks and everything the city has to offer.

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516











MORE DETAILS

Property ID	2E4EGJU
Property Type	House
House Size	68 m2
Including	Ducted Cooling
	Ducted Heating
	Courtyard
	Built-in-Robes
	Secure Parking
	Fully Fenced

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89m²	67m²	16m²	6m²
TOTAL	Living	Carport	Porch

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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