

**22 Johnson Street, Royal Park, SA, 5014**



**House For Sale**

Thursday, 28 November 2024

22 Johnson Street, Royal Park, SA, 5014

**Bedrooms: 2**

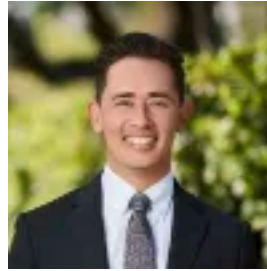
**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Rocco Monteleone



Rick Schultz  
0871236123

## Unlock the Potential - Your Perfect Starter or Renovation Project In Royal Park!

Located at 22 Johnson Street, this property presents an exciting opportunity for first-time buyers, investors, or those looking for a renovation project to make their own. With a well-manicured front yard and ample space for personalisation, this home is brimming with potential and ready for a fresh touch.

As you step inside, you're immediately greeted by a warm and inviting lounge room featuring a decorative ceiling pattern, ceiling fan, and a combustion heater, ensuring year-round comfort. The home offers two comfortable bedrooms, with the added bonus of a third versatile sunroom that includes built-in cupboards, perfect for a home office, nursery, or additional bedroom. Furthermore, the kitchen and meals area are well-sized, equipped with a 4-burner gas cooktop, tiled splashback, and a large window that floods the space with natural light. Outside continues to impress with a low-maintenance backyard featuring a storage shed, garage, and room to cultivate vegetable gardens or create your own outdoor retreat.

### Key Features:

- Well-maintained front yard with great street appeal
- Two bedrooms & a third versatile room/sunroom with built-in cupboards
- Spacious bathroom with bathtub, shower & vanity, plus separate toilet
- Lounge room with ceiling fan, decorative ceiling & combustion heater
- Kitchen featuring 4-burner gas cooktop, tiled splashback & a large window for natural light
- Ducted air conditioning throughout
- Outdoor entertaining area with café blinds, perfect for year-round use
- Ample parking with space for up to 6 cars

Situated in the sought-after suburb of Royal Park, this location provides an ideal blend of suburban tranquillity and accessibility. The property is close to local shops, schools, and public transport, making it perfect for young families, professionals, or anyone seeking easy access to amenities. The nearby parks, recreational facilities, and the beach are just a short drive away, adding to the appeal of this well-connected and vibrant community.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection\*\*\*

"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."