

**33 Cedar Ave, Royal Park, SA, 5014**



**House For Sale**

Wednesday, 23 October 2024

33 Cedar Ave, Royal Park, SA, 5014

**Bedrooms: 3**

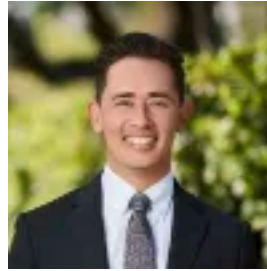
**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Rocco Monteleone



Rick Schultz  
0871236123

## Versatile Living in Royal Park

Welcome to 33 Cedar Avenue, a solid brick home that perfectly balances comfort and functionality in the heart of Royal Park. This inviting residence features three generously-sized bedrooms, including a master suite equipped with built-in robes, elegant sheer curtains, and a ceiling fan, ensuring a peaceful retreat.

The light-filled living area is designed for family togetherness, ideal for cosy movie nights or entertaining friends. This space flows seamlessly into the open-plan kitchen and dining area, which is complemented by another ceiling fan to keep the air flowing. The kitchen is a chef's dream, boasting a spacious layout with great features including a double stainless steel sink, 4-burner gas cooktop, ample cabinetry, and a tiled splashback.

The outdoor space is a true highlight of this property, featuring a lovely verandah and a grass area perfect for children to play. Beyond this, you'll discover a private outdoor rumpus room that opens up a world of possibilities. This versatile space can easily function as a third bedroom, studio, or cosy retreat, making it ideal for hobbies, or guest accommodation. With modern downlights, air-conditioning, and stylish floating floorboards, it offers both comfort and functionality. Additionally outside, you'll find a dedicated studio space that further enhances the property's versatility. This studio is perfect for anyone looking to unleash their creativity or work remotely. Whether you envision a home office, an art studio, or a personal gym, this space provides the ideal backdrop.

### Key Features:

- Solid brick construction
- 3 spacious bedrooms, master with built-in robe
- Light-filled living area
- Open-plan kitchen & dining with ceiling fan
- Kitchen with double stainless steel sink, 4-burner gas cooktop, ample cabinetry & a tiled splashback
- Modern bathroom with shower, vanity & bathtub
- Separate toilet & practical laundry with outdoor access
- Outdoor space featuring a paved verandah & grass area for play
- Versatile detached private studio, home office, art studio or personal gym
- Large detached rumpus room with modern downlights, air-conditioning & floating floorboards

Located in the vibrant suburb of Royal Park, this home offers easy access to local amenities, parks, and schools, making it an excellent choice for families and investors alike. Enjoy the convenience of nearby public transport, shopping centers, and recreational facilities. With its blend of comfort and potential, 33 Cedar Avenue stands out as a remarkable investment opportunity in a thriving 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."