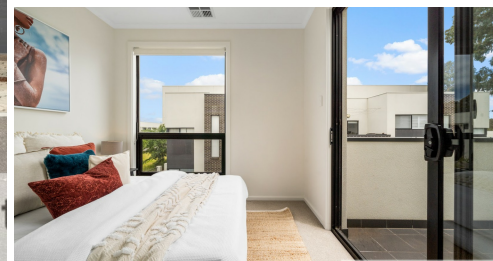


19 CRIGHTON AVENUE, ROYAL PARK, SA, 5014



**SOLD**

## STYLISH TERRACE THAT OFFERS MORE ! - UNDER OFFER

This delightful terrace property awaits you to enjoy the vibrant environment of this community estate and the lifestyle that surrounds it. The property offers a choice of living arrangements unique to this design built by award winning Rivergum Homes.

Whatever your choice is, you can make this lifestyle with an extra living room or study that has a delightful bright and airy feel to the outside spacious balcony to entertain or relax and enjoy the serenity. Alternatively the property is set up to enable this room to be used as a 3rd bedroom and provides comfortable options for this with a good sized main bathroom adjacent.

This modern equipped kitchen with combined dining and living areas, provides a nice spacious feel and is engaging for a home owner to feel cosy but also comfortable. This leads out to a courtyard that would lend itself to a BBQ and outdoor setting or growing herbs or just for privacy.

Alternatively the estate has beautiful and well maintained gardens and lawned areas that is featured in the centre of this community, surrounded by other quality properties . Enjoy the undercover picnic tables and BBQ facility offered for use, if you wish to entertain larger groups of people or just to take advantage of having your own park right at your front door to enjoy for leisure or even fitness activities !

### OTHER FEATURES TO ADMIRE -

- \* Essa stone bench tops 20mm to Kitchen & Bathroom
- \* Silk finish laminate Kitchen cupboard doors and pantry cupboard providing ample storage
- \* Smeg cooktop with rangehood, oven and dishwasher
- \* Timber floating floors downstairs
- \* Quality semi plush carpets on stairs and bedrooms
- \* Balcony access from 2 rooms upstairs
- \* Mirrored built in Robes to Beds 1 & 2
- \* Reverse Cycle Ducted Air Conditioning
- \* Toilets located both upstairs and downstairs
- \* Large laundry providing good storage options
- \* Lock up garage with internal access to the home

**3 BED | 1 BATH | 1 CAR**

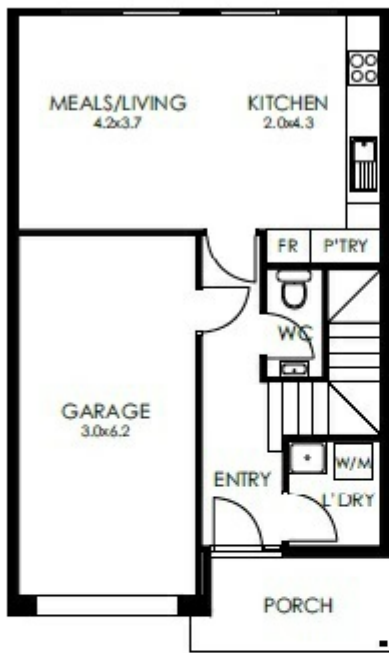
**PRICE:**  
\$485,000

**OPEN FOR INSPECTION:**  
N/A



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GROUND LEVEL



FIRST LEVEL



DISCLAIMER - The information provided on this floor plan is for illustrative purposes only and no assurance is given to its accuracy or inclusions or omissions. You will need to do undertake your own due diligence and research.



AREAS

|                   |                            |
|-------------------|----------------------------|
| Ground floor      | 43.66m <sup>2</sup>        |
| First floor       | 52.74m <sup>2</sup>        |
| Garage            | 20.91m <sup>2</sup>        |
| Porch             | 5.05m <sup>2</sup>         |
| Balcony           | 9.06m <sup>2</sup>         |
| <b>TOTAL AREA</b> | <b>131.42m<sup>2</sup></b> |

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.