



# SOLD

## LIGHT, BRIGHT AND PERFECTLY POSITIONED!

How convenient would it be living opposite IGA North Road and a few meters from the bus stop into town? Plus you have doctors and a pharmacy within easy walking distance down the road. If you're looking for a low maintenance home, well planned space, complete with a sun room and gorgeously sunny courtyard to relax in – look no further than number 18 Royston Park! This very neat 2 bedroom unit is 79 m<sup>2</sup> in size with a private outside area of 199 m<sup>2</sup> to potter around in or entertain friends. In total 278 m<sup>2</sup>, so not really tiny at all! It has its own sheltered carport directly at the front door, plus extra space for visitors to park. Another huge bonus is that it is the first unit on Lion Street, so you have less neighbours and more privacy than most of the others.

Enter through the front door and you're in a light and bright open plan area - your lounge, dining and kitchen. On the shorter wall in the carpeted lounge is an economic gas heater to keep you cosy on those cooler Albany nights.

Past the lounge there is plenty of space for a dining room table and chairs. The corner of the room is ideal for a study or computer nook, whatever your needs. From here there's a glass sliding door opening out to a good size sunroom and a large storage room where you can keep all your extras that you just cannot bear to part with but don't need on a daily basis.

The kitchen boasts a 3 year old gas stove and fridge/freezer. There's a neat single sink and plenty of cupboards and bench space. This modern area has a practical linoleum floor for easy maintenance. A big window looks out over the lovely courtyard and lets in natural light and a bit of sunshine in the afternoons. The courtyard has high walls for complete privacy and even raised garden beds for plants or veges.

Past the kitchen there is a door on the right that leads to the spare bedroom. It's a good space, approximately 3x3m and has handy floor to ceiling built in robes on the one wall.

To the left is your separate water closet and fantastic size laundry area with direct exit through the glass sliding door to the washing line. There are plenty of shelves and cupboard space plus a wash trough.

At the end of the corridor to the left is your full bathroom consisting of a good size shower, bath and basin. There's even a hot towel rail in here – pure luxury!

Opposite the bathroom is a lockable, large main bedroom - approximately 3x4m with an extra TV and telephone point. The walk in robe is fantastically spacious and convenient.

There are adjustable metal shutters on the main bedroom window to control the amount of light coming into the rooms - day or night - plus adds extra security too.

Strata levy \$1,088 yearly Reserve Fund \$698, 10 yearly

This well priced unit will get plenty of interest from all age group home seekers plus of course

2 BED | 1 BATH | 1 CAR

PRICE:  
\$279,000

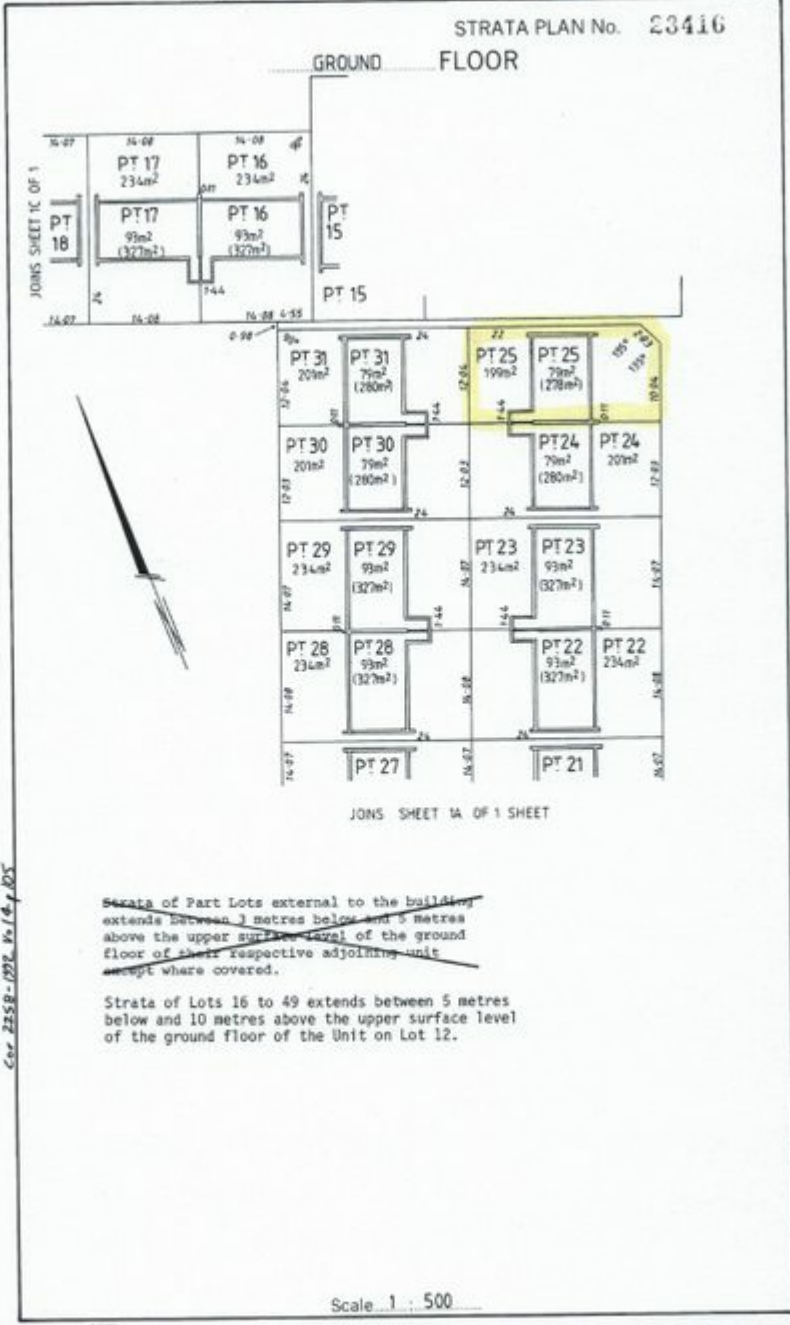
OPEN FOR INSPECTION:  
N/A



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STRATA PLAN No. 23416

GROUND FLOOR



~~Strata of Part Lots external to the building extends between 3 metres below and 5 metres above the upper surface level of the ground floor of their respective adjoining units except where covered.~~

Strata of Lots 16 to 49 extends between 5 metres below and 10 metres above the upper surface level of the ground floor of the Unit on Lot 12.

Cor 2258-1992 No 14 of 2015

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.