

113 Wattle Avenue, Royal Park, SA 5014



House For Sale

Thursday, 18 April 2024

113 Wattle Avenue, Royal Park, SA 5014

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 762 m2

Type: House



Rocco Monteleone
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Rick Schultz
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Auction On-Site USP

Treasured family home stretching over approximately 762m² across two titles in the highly sought-after area of Royal Park, eagerly awaiting its next phase. Whether you choose to renovate to your taste, explore redevelopment options (subject to council consent), or appreciate the original charm of the residence as it stands, the possibilities are endless. Within this maintained residence, discover quality features including a formal lounge, three generously proportioned bedrooms or a potential second living area, a separate dining room, kitchen, laundry and bathroom. The rear dwelling comprises a bedroom, kitchen, dining area and laundry/storage room. Step outside to the expansive backyard, complete with multiple undercover entertaining areas, storage sheds and workshops.

FEATURES- Across two titles & 760m² approx.- 24m² approx. frontage - Cellar in the backyard - Garage with a pit- Original floorboards throughout - 2 spacious bedrooms, bedroom 2 with built-in shelving - Bedroom 3/second living space - Formal lounge room with a ceiling fan & ornate fireplace - Eat in kitchen with updated cupboards- Bathroom with bath-tub, shower & separate toilet - Separate laundry

The desirable suburb of Royal Park enhances the appeal of this property, offering convenient access to Adelaide's beloved beaches such as Henley Beach, Grange and Semaphore. Moreover, it provides easy access to vibrant Port Adelaide, renowned for its array of superb dining establishments, lively bars and family-friendly seasonal attractions. 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."