

# 1A Watling Avenue, Lynwood, WA 6147

## Duplex/Semi-detached For Sale

Friday, 2 February 2024



1A Watling Avenue, Lynwood, WA 6147

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 109 m2

Type:

Duplex/Semi-detached



Paul Short

0862546333

## **SELECT DATE SALE® Guide: Mid to High \$300's**

The astute buyer will be quick to snap up this excellent value 1977 built, brick and tile three bedroom, one bathroom duplex half which is well positioned in a cul-de-sac and conveniently located close to shops, public transport and all amenities. The bright and airy home offers comfortable living with an air conditioned & generous sized open plan informal zone with timber flooring and downlights. All three bedrooms are carpeted and have built in robes with mirrored doors and ceiling fans. The bathroom has a bath, single vanity, shower with tiled hob, and separate W.C. with entry doors from both the laundry and bathroom. Outside entertaining incorporates a large gabled pergola with extensive paving and is on approximately 500sqm strata block with side access. (No Strata Fees). This wonderful home is just perfect for First Home Buyers, young families, downsizers and/or Investors and simply will not last long, so be quick! Property Features Open plan living with split system air conditioning & timber flooring. 3 good sized bedrooms with mirrored built-in robes. Tiled bathroom with separate W.C. Outdoor entertaining with large gabled pergola. Rear & side access with extra parking. Cul-de-sac location. No Strata Fees.