

**37 Wattle Avenue, Royal Park, SA 5014**

**Sold House**

Friday, 13 October 2023

37 Wattle Avenue, Royal Park, SA 5014

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 389 m2**

**Type: House**



Kate Smith

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Jett Matthews

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**\$600,000**

We'd all love a first home to be proud of, and this is it. Immaculate upon arrival, its 1950s refurbished style brings instant appeal for the young family, investor, or downsizer with the unexpected abundance of undercover carparking. Drop the to-do list, you've got fresh whites, durable timber flooring, flexible floorplan, built-in robes to 2 bedrooms, and split system comfort. Led by a large lounge room, the home extends into the large modern eat in kitchen offering ample storage and quality appliances, And the backyard is a virtual oasis for kids and entertaining - large alfresco area, lawn area and is particularly suitable for car enthusiasts putting together classics with multiple carport and garaging options. Located in the increasingly popular Royal Park only 3km to West Lakes Westfield Shopping centre, 20 minute drive to the city, Grange & Semaphore beaches both under 10 minute drives away, 25 minute walk to Alberton train station & bus stops one block away. You'll love:- Easy Care 381sqm allotment- Updated kitchen and bathroom- Separate WC- Extensive undercover parking- Split system comfort- BIR's to two bedrooms- Instant Rental Returns- And more...\*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.\*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043