

**53 Watling Avenue, Lynwood, WA 6147**



**Sold House**

Thursday, 5 October 2023

53 Watling Avenue, Lynwood, WA 6147

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 711 m2**

**Type: House**



David Milkovits  
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## Contact agent

READY For RENOVATION With Vaulted Ceilings and floor to ceiling windows at every turn, this light filled 4 bedroom home represents a sensational opportunity to bring out the best from a well loved family home surrounded by new builds and stylish renovations. Just a short walk to Bannister Primary, Woodford Reserve and Purley Park, 800m to award winning Lynwood Senior High and with public transport at the corner, a vibrant bustling local shopping precinct and super easy access to transport arteries, this superbly located home is a solid investment in your future. A super sized kitchen with outlook to the back yard would be an easy reno to reward your hidden master chef, while the main bedroom has full length windows to either side plus a separate door to a cosy rear terrace by the pool. An Enclosed Patio is perfect rainy day play space while an additional poolside entertaining area makes a relaxation retreat ideal for barbecues or summer poolside parties. There's even a hidden shed out back. Resting on a whopping 711sqm of rare earth means you'll have plenty of space to play or extend (\*subject to local authority approval of course). NOTE 1 : This home is being offered 'as is where is' and computer generated furnishings and enhancements have been used to illustrate some lifestyle options. The pool is more green than blue, some gardens are overgrown and you might want to re-decorate but it will definitely be worthwhile. Liveable now while you reno to your hearts content - rip up the carpets and polish the floors - and a rare chance to enter this tightly held suburb at an affordable price point. In Brief:- 4 good sized bedrooms- Original family bathroom- Open format living and dining area- Super sized Kitchen with electric upright + plenty of storage- High vaulted ceilings to living zone- Enclosed patio - Fully paved covered outdoor entertaining- Fully fenced in ground pool (Fiberglass so easier to remove if not wanted)- Under cover parking- Solar Panels- Separate storage room under main roof (adjoins main bedroom so think future en-suite)- Whopping 711sqm block With schools, transport, parks and shops all within walking distance the location ticks all the boxes. NOTE 2: This property is sold as it stands on an as is where is basis. You are more than welcome to access the property with your builder or decorator prior to making an offer. Just call for an appointment David Milkovits Over 2,300 Local Homes Sold