

79 Wattle Avenue, Royal Park, SA, 5014



House For Sale

Wednesday, 25 September 2024

79 Wattle Avenue, Royal Park, SA, 5014

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



John White
0419848305



Thanasi Mantopoulos

Affordable 1st Home on Easy Care Block

Auction Thursday 10th October @ 6:15pm

If you're a 1st home buyer or investor wanting an affordable home that you can either live in or rent out, then this circa 1963 home may be just what you're looking for.

Set on a handy sized block of some 380sqm, it is situated in a quiet location not far from Tapleys Hill Road with its shops and public transport and an easy drive to the West Lakes Shopping Mall. The home is also close to schools and transport.

The home features a modern well-appointed kitchen with dishwasher, stainless steel appliances, a gas cooktop, breakfast bar and lots of bench space. There's ample cupboard space. The kitchen overlooks an open space dining and living room, with a split system reverse cycle air conditioning for year-round comfort. The bathroom is quite modern too.

The décor is pleasant, light and airy and the polished timber floors add to the charm of the home.

There are 3 bedrooms, or 2 plus an office if you prefer. The master bedroom features a built-in robe and a wall unit air conditioner.

There's a secure carport with undercover parking for one car and room for another car. In addition, there's a workshop/garage plus an undercover outdoor entertaining area. The backyard is private and uncluttered with ample room for children to run and play. The home is set on an easy-care block of some 380sqm.

The home is currently tenanted with the tenant on a periodic lease.

This home would be a great 1st home or investment.

Key Features

- 3 Bedrooms, master with wardrobes and wall unit AC
- Modern bathroom with separate WC
- Kitchen with stainless steel appliances, dishwasher, and ample storage
- Open living and dining room with split system AC
- Spacious laundry located at the back of the home
- Private backyard with undercover entertaining area
- Secure carport parking plus additional driveway space

Specifications

Title: Torrens Titled

Year built: c1963

Land size: 380sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,325.40pa (approx)

ESL: \$132.50pa (approx)

SA Water & Sewer supply: \$167.24pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the

property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629