

84 Wattle Avenue, Royal Park, SA, 5014



House For Sale

Wednesday, 25 September 2024

84 Wattle Avenue, Royal Park, SA, 5014

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



John White
0419848305



Justin Peters

Affordable 1st Home on Easy Care Block

Auction Thursday 10th October @ 5pm

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 1978 home may be just what you're looking for.

Set on a good-sized block of some 476sqm, 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 option also exists here to build your dream home if you so desire (STPC).

This light and airy home features a modern well-appointed kitchen with a gas cooktop and ample cupboard space. The dining area is adjacent to the kitchen which flows into the good-sized lounge room living room with space heater. The home features ducted evaporative air conditioning.

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

There are 3 good sized bedrooms, 2 featuring built-in robes.

There's a double carport and a garage with a roller door. The backyard is private and features a lawned area with ample room for children to run and play. The home is set on an easy-care block of some 476sqm.

The home is currently tenanted with the tenant on a fixed lease until 22nd December.

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

Key Features

- 3 Bedrooms, two with built in wardrobes
- Kitchen with ample cupboards space and gas cooktop
- Dining/meals area with outdoor access
- Spacious lounge at the front of the home
- Central bathroom with separate WC
- Large laundry at the back of the home
- Good sized backyard with lawned area
- Undercover entertainment area
- Secure garage plus carport parking

Specifications

Title: Torrens Titled

Year built: c1978

Land size: 476sqm(approx)

Council: City of Charles Sturt

Council rates: \$1,363.25pa (approx)

ESL: \$145.55pa (approx)

SA Water & Sewer supply: \$181.23pa (approx)

(STPC) Subject To Planning Consent

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