

11/3A Wattle Avenue, Royal Park, SA 5014



Unit For Sale

Wednesday, 26 June 2024

11/3A Wattle Avenue, Royal Park, SA 5014

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 131 m2

Type: Unit



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AUCTION ON SITE!

Are you considering downsizing, investing, or purchasing your first property? This property is a must-see. Recently refreshed with a new, modern paint finish, this unit breathes new life into its interior and awaits its next chapter. Situated in a sturdy brick unit, it boasts a spacious floor plan featuring two bedrooms, a sunlit lounge room equipped with reverse cycle air conditioning, a well-designed kitchen and dining area, a central full-sized bathroom with a walk-in shower and a separate laundry. Outside, you'll find an expansive yard complemented by a covered entertaining area, a secure storage/work shed, fully landscaped front and side gardens and private access.

Key Features: - Sturdy brick unit under strata title- Beautifully landscaped front & rear gardens- Spacious open plan kitchen & dining area- Recently painted kitchen featuring tiled splashback, dishwasher, 4-burner gas cooktop & plenty of storage- 2 carpeted bedrooms, master bedroom includes a ceiling fan & built-in robe- Bathroom includes bathtub, shower & toilet- Separate laundry- Undercover outdoor entertaining space with expansive grassy yard

Royal Park offers an ideal setting for beginning a new chapter in a friendly community. Whether you're planning to grow your family or seeking a peaceful place to retire, this is the perfect place to call home. Close by to a range of reputable schools such as Hendon Primary School, Seaton High School, Edge Early Learning Royal Park and Our Lady Queen of Peace School. For leisure and recreation, Woodlake Reserve beckons with its scenic beauty and tranquil ambience, while Old Habits Café offers a cosy retreat for coffee enthusiasts and foodies alike.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection****The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."