



36 Rose Street, Ottaway

3 1 1

## Ready to Renovate, Transform with Endless Opportunities

Set on a generous 615m2 (approx.) allotment, this solid brick home offers enormous potential for renovators, investors, or families looking to create their dream home. With a versatile floorplan and strong foundations, this property is the perfect blank canvas in an area where demand for quality housing continues to grow.

### Key Features You'll Love

- Three well-proportioned bedrooms
- Bathroom with scope for upgrade
- Spacious open-plan kitchen and dining area
- " Separate lounge offering a defined living space
- " Rumpus/studio at the rear —ideal for a games room, home office, or entertaining
- Solid brick construction providing a strong foundation for renovation
- Large land size with room to extend or redevelop (STCC)
- Off-street parking and secure garage

With its solid structure and flexible layout, 36 Rose Street presents endless possibilities. Whether you modernise the existing home, extend to create more living space, or completely reimagine the floorplan, this is your chance to add value and create something truly

**FOR SALE**  
Sold at Auction

### AGENTS

Frank Azzolini  
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Josie Auricchio  
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### AGENCY

LJ Hooker West Lakes | Henley Beach  
(08) 8347 3666

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker**

special.

Located in a convenient and well-connected pocket of Ottoway, you're close to local schools, shopping, transport, and everything you need for modern family living.

This is a rare opportunity to renovate, invest, or build your dream home in one of the west's emerging suburbs.

For more information, please contact Frank Azzollini on 0419 849 037 or Josie Auricchio 0419 269 503

**Disclaimer:**

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

**MORE DETAILS**

Property ID	4ZSFFE8
Property Type	House
Land Area	615 m2
Including	Toilets (1) Floorboards Secure Parking Fully Fenced

**Frank Azzollini 0419 849 037**

Licensee/Director | franka@ljhookerwestlakes.com.au

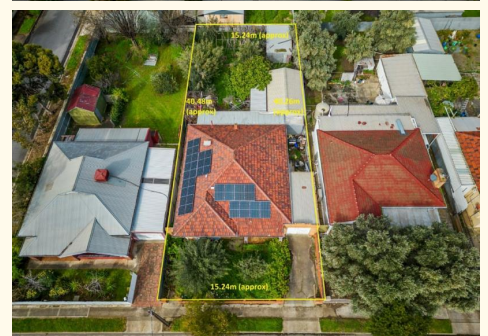
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**230m<sup>2</sup>**  
TOTAL

**161m<sup>2</sup>**  
Living

**22m<sup>2</sup>**  
Garage

**47m<sup>2</sup>**  
Porch/  
Verandah



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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