






Sold

9 Jennifer Street, Rosewater

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## Opportunity Exists within Rosewater

Located in the popular and family-friendly suburb of Rosewater, 9 Jennifer Street offers a rare chance to secure a property with endless potential. This 5-room home is waiting for someone with vision whether you're looking to restore it to its former glory with a major renovation or knock it down and build the home of your dreams.

With a generous 786m<sup>2</sup> (approximate) block, investor, or first-time buyer with a passion for renovation, or a developer looking for the perfect site to create something new, this property has it all.

### Key Features:

- 5 main rooms offering 3 bedrooms, separate lounge, with kitchen/meals area
- " 786m<sup>2</sup> block ideal for a renovation or redevelopment
- Great location close to local schools, parks, shops, and public transport, making it perfect for families or anyone seeking convenience

Major renovation opportunity or the chance to knock down and rebuild your dream home or develop (STCC) in an area that's only going to improve as development continues in the region.

### FOR SALE

Sold

### AGENTS

Frank Azzolini  
0419 849 037  
franka@ljhookerwestlakes.com.au

### 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**

Imagine the possibilities restore this home and bring it back to life with your own personal style, or design and build something entirely new that suits your lifestyle and preferences. Rosewater is a suburb that's been attracting attention due to its affordability, convenience, and growth potential, making this an exciting prospect for anyone looking to make their mark.

This property is a blank canvas, offering you the flexibility to truly make it your own. Whether you're planning to renovate, extend, or start fresh with a new build, the opportunities are endless. And with the perfect combination of space, location, and potential, you won't want to let this one pass by.

All options are subject to necessary council and governing party approvals. All buyers must make their own enquiries, including on any significant trees if applicable.

Please note: The Vendor makes no representations or warranties, express or implied, as to the condition, repair, state, quality, or fitness for purpose of the property, including any buildings, improvements, fixtures, fittings, or inclusions.

#### Regarding Price:

This property will be offered to the market by way of Auction. At present, the vendors have elected not to provide a price guide. In line with regulations, the agent cannot indicate or influence the expected sale price. However, recent comparable sales in the area are available upon request via email or can be provided.

The Purchaser accepts the property with all its faults, defects, damage, rubbish, debris, and any chattels or items left on the premises at settlement, whether or not belonging to the Vendor. The Purchaser shall not require the Vendor to remove or clean any part of the property prior to settlement.

The Vendor gives no warranty and makes no representation that the property or any part thereof complies with any relevant legislation, regulations, codes, or council requirements.

#### 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	4ZPTFE8
Property Type	House
Land Area	786 m2

### **Frank Azzolini 0419 849 037**

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