






100 Wattle Avenue, Royal Park

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Character, Comfort and Modern Charm in a Peaceful Setting

Well maintained and filled with warmth and character, this inviting home offers the perfect blend of comfort and functionality. With generous proportions, high ceilings, and charming original features, it's designed for easy everyday living. Ideal for downsizers, first-home buyers, or investors, it provides an appealing combination of space, privacy, and low-maintenance enjoyment.

Property Features:

- Front fencing with landscaped garden surrounds
- Soaring 3m ceilings and polished hardwood floors throughout
- Renovated kitchen with updated appliances, including a Smeg Victoria dual fuel oven, - dishwasher, and feature splashback
- Open-plan dining and living zone with a warm, inviting atmosphere
- Three generous bedrooms, one with full-length built-in robes
- Separate study or home office overlooking the rear yard
- Stylish bathroom with floor-to-ceiling tiles, vanity, shower bath, and toilet
- Additional toilet and laundry with ample storage
- Zoned reverse cycle air conditioning for year-round comfort
- Expansive undercover outdoor entertaining area with kitchenette, servery window, and storage shed

FOR SALE
Under Contract

AGENTS

Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Donna Farquhar
0461 363 915
donna@ljhookerwestlakes.com.au

AGENCY

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

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Spacious backyard with lawn area, veggie patches, and pet-friendly access
- Automatic roller door to carport accommodating up to three vehicles
- Added extras include sensor lights, roller shutters to front windows, and replaceable water filter cartridges

Perfectly positioned in a quiet pocket of Royal Park, this home offers a lifestyle of convenience and comfort. Within easy reach of quality schools, parks, cafes, and shops, it's also just a short drive to West Lakes Shopping Centre and Adelaide's coastline. Combining classic character with modern practicality, this property presents an outstanding opportunity to secure a well-cared-for home in a sought-after western suburb.

For more information, please contact Josie Auricchio on 0419 269 503 or Donna Farquhar on 0461 363 915.

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	503JFE8
Property Type	House
House Size	171 m2
Land Area	380 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Alarm Dishwasher Built-in-Robes Fully Fenced

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

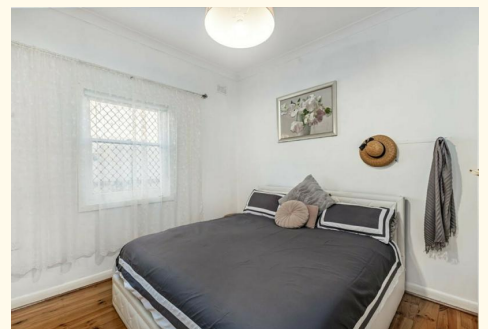
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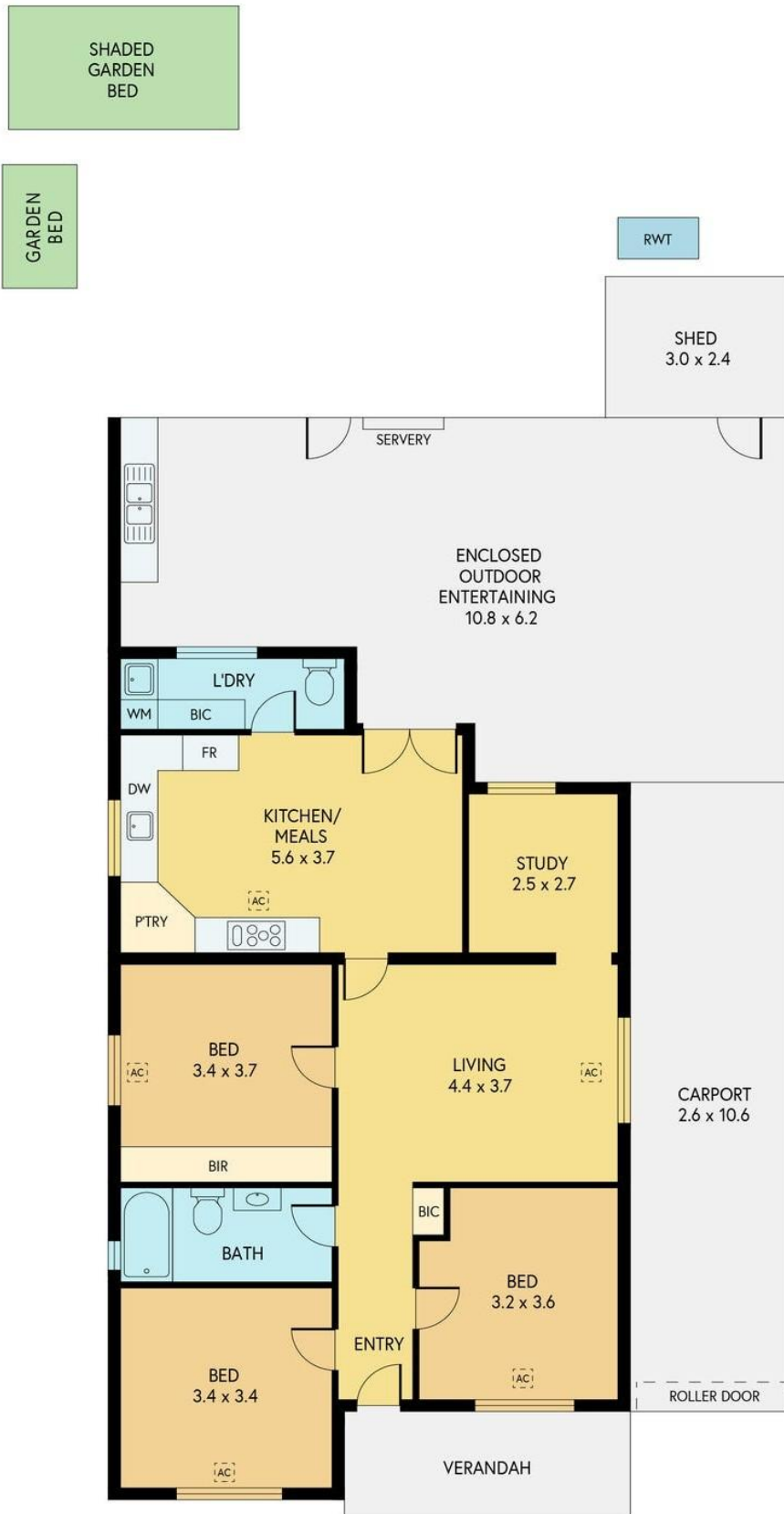
Property Specialist | donna@ljhookerwestlakes.com.au

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

139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au





100 WATTLE AVENUE, ROYAL PARK

Scale in metres. Indicative only. Dimensions are approximate.
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INTERNAL	-	90.0 SQM
EXTERNAL	-	81.8 SQM
TOTAL	-	171.8 SQM

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