



108 Wattle Avenue, Royal Park




Ready to Renovate - Transform with Endless Opportunities

Set on a generous 530m² (approx.) allotment, 16.9m frontage (approx) this character home offers outstanding potential for renovators, investors, or families looking to create their dream property. With a versatile floorplan and ample room to reimagine, upgrade or extend (STCC), this is a blank canvas rich with possibility in a thriving and tightly held western suburb.

Key Features You'll Appreciate

- Three well-proportioned bedrooms
- Bathroom with scope for modernisation
- Spacious kitchen and dining area
- Separate lounge with reverse-cycle air conditioning
- Generous land size with potential to extend or redevelop (STCC)
- Undercover parking plus additional off-street parking
- Enclosed rear yard - ideal for children, pets, or future improvements

Perfectly positioned in a peaceful pocket of Royal Park, this home offers superb everyday convenience. Enjoy easy access to stunning local beaches including Grange, Tennyson and West Lakes Shore, as well as West Lakes Shopping Centre for dining, retail and

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FOR SALE
SOLD Prior to Auction

AGENTS

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AGENCY

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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**

entertainment. Schools, parks, reserves, playgrounds and everyday amenities such as Foodland are all close by, making this an ideal location for families, investors or those planning their future build. Whether you're renovating, investing or creating something new (STCC), the lifestyle on offer here continues to be in high demand.

For more information, please contact Frank Azzollini 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	5021FE8
Property Type	House
House Size	143 m2
Land Area	530 m2
Including	Air Conditioning Toilets (1) Fire Place Floorboards Fully Fenced Liveability

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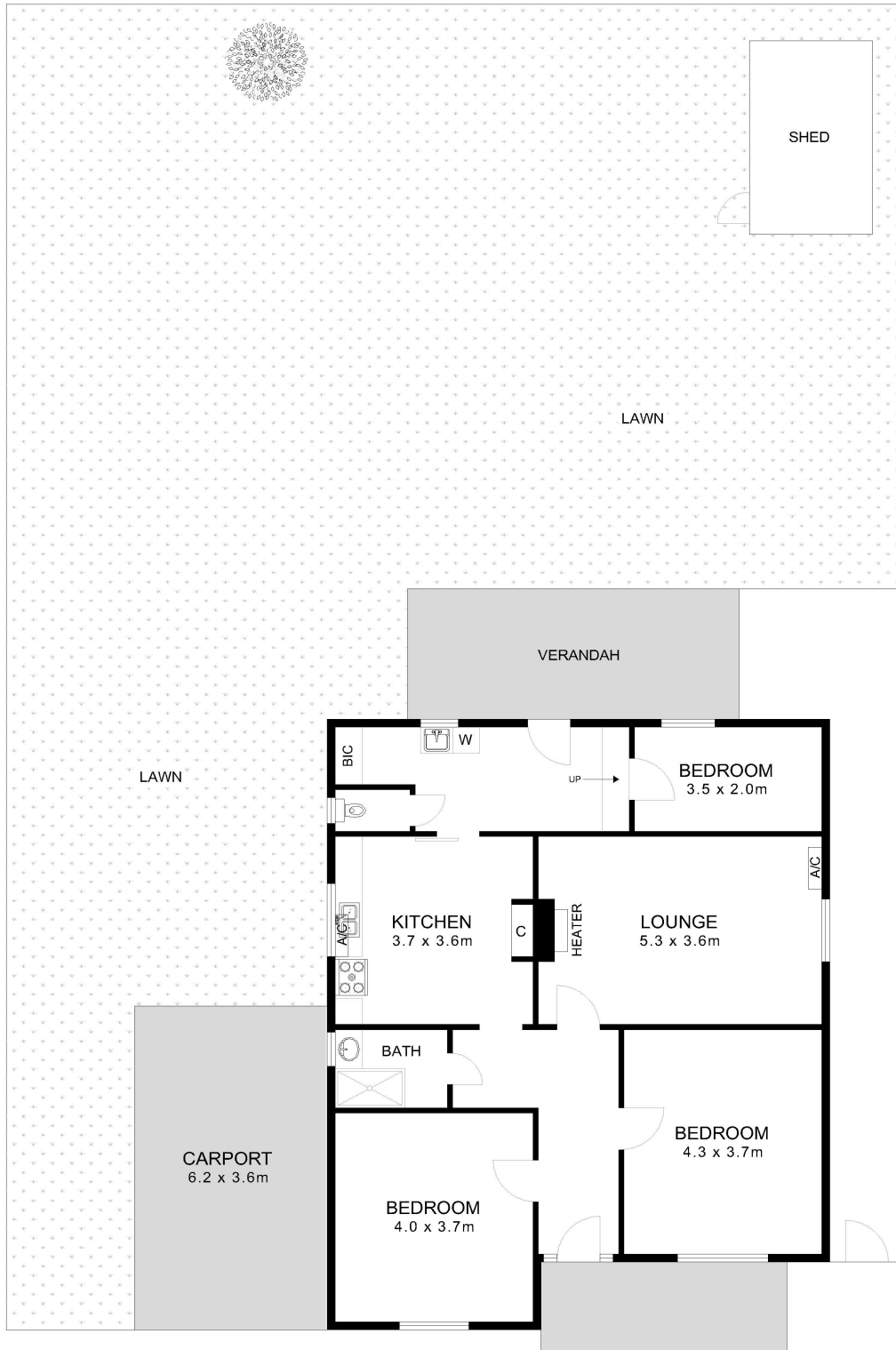
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Approx Gross
 Living = 97m²
 Carport = 22m²
 Verandah = 16m²
 Porch = 8m²
 Total = 143m²

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For Illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography

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