



66 Palm Avenue, Royal Park

## Affordable 3 Bedroom Solid Brick Living

Situated in the popular suburb of Royal Park this property presents an opportunity to suit a wide range of buyers. This well-presented home offers an excellent opportunity for first home buyers, couples, downsizers, and investors alike. Move straight in and enjoy, update over time, or add your own personal touches to truly make it your own.

Featuring high ceilings, an abundance of natural light, and a fresh, modern feel throughout. This is a home that combines immediate comfort with exciting future potential.

### Property Features:

- Solid Brick Home
- 3 bedrooms, 2 with built in robes
- Spacious family/Dining area
- Kitchen featuring, double sink, Pura tap, Gas cook top, Oven, and Dishwasher
- Updated Bathroom with Bath
- Fully enclosed backyard
- Shed providing additional storage/workshop space
- Solar panel system

3 1 4

### FOR SALE

\$780,000 - \$820,000

### VIEW

Sat 31st Oct @ 11:30AM - 12:00PM

### AGENTS

Nick Carpinelli  
0403 347 849  
[nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

Rosemary Auricchio  
0418 656 386  
[rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@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.



- R/C Split System AC

Central to the western suburbs this property is only a short distance to the western beaches of Tennyson, Grange, Henley Beach, and Semaphore, as well as West Lakes. Hendon Shopping Centre and Westfield West Lakes Shopping Centre are just a short drive away for all your shopping needs. Quality local schools include Our Lady Queen of Peace, Hendon Primary School, Seaton High School, and Faith Montessori Centre. Locally, you'll also find cafes and eateries, and within walking distance, there are multiple reserves, with West Lakes Golf Club close by for outdoor enjoyment. Bus routes to the city are also within walking distance for your convenience.

For further information please contact Nick Carpinelli on 0403 347 849 or Rosemary Auricchio on 0418 656 386

**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

Please note some images have been digitally enhanced or virtually staged for illustration.

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 5122FE8          |
| Property Type | House            |
| Including     | Air Conditioning |
|               | Ducted Cooling   |
|               | Toilets (1)      |

**Nick Carpinelli 0403 347 849**

Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

**Rosemary Auricchio 0418 656 386**

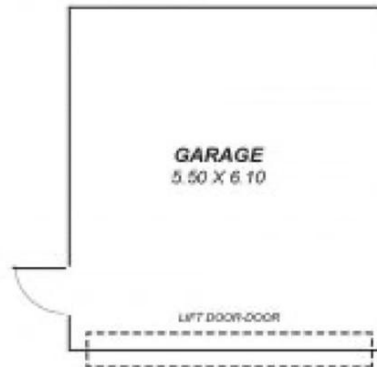
Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

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

139 Tapleys Hill Road, SEATON SA 5023

[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)





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