



Royal Park, 11/3a Wattle Avenue

Move-In Ready and Perfect for First Homebuyers, Investors, or Downsizers

Imagine stepping into your new home, an immaculately renovated, single-storey residence where every detail has been carefully thought out. For first homebuyers, this is the perfect place to make that dream a reality-where no expense has been spared, and all you need to do is move in and enjoy. Investors will appreciate the low-maintenance, modern design that makes this home ready for tenants, while downsizers will find comfort in the easy-living layout and generous outdoor space.

The open-plan lounge and dining area create a warm and inviting space, perfect for relaxing or hosting friends and family. The modern kitchen is both stylish and functional, with stone benchtops, a gas cooktop, and a dishwasher, making meal prep a breeze. The beautifully renovated bathroom with a sleek, wall-mounted vanity and floor-to-ceiling tiles adds a touch of luxury, while the neutral tones throughout the home provide a timeless, elegant feel.



Disclaimer: 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.



For Sale
Contact Agent

View
ljhooker.com.au/4YDGF8

Contact
Rosemary Auricchio
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Nick Carpinelli
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nickc@ljhookerwestlakes.com.au

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

Property Features Include:

- Two bedrooms, main bedroom with built-in wardrobe
- Fully renovated with a brand-new kitchen, bathroom and laundry
- Kitchen includes modern black gas cooktop & electric oven, stone benchtop and dishwasher
- Stylist bathroom wall-mounted vanity and floor-to-ceiling tiles
- Undercover entertaining area perfect for weekend BBQs
- Enclosed yard offers plenty of space for kids to play or for garden enthusiasts to get creative
- Large tool shed
- Ducted reverse cycle air-conditioning
- Undercover carport
- Located in a well-maintained single storey group

This home offers a rare combination of comfort, style, and convenience—whether you're taking that first step into homeownership, adding to your investment portfolio, or looking for a downsized lifestyle that doesn't compromise on space or quality.

Located in the vibrant community of Royal Park, this property is close to excellent schools, including Hendon Primary and Seaton High, while leisure options like Hendon Central Shopping Centre, Woodlake Reserve and the popular Old Habits Café are nearby. This home is ready for you to move in and enjoy a modern, easy-care lifestyle.

Don't miss this opportunity to secure your ideal home —arrange your inspection today!

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

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 purchasers 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



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More About this Property

Property ID	4YDGF8
Property Type	Unit
Including	Air Conditioning Courtyard Dishwasher Floorboards Built-in-Robes

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

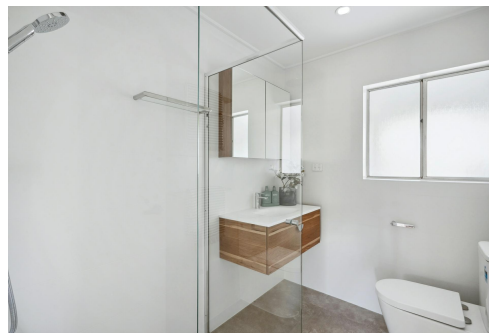
Nick Carpinelli 0403 347 849

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139 Tapleys Hill Road, SEATON SA 5023

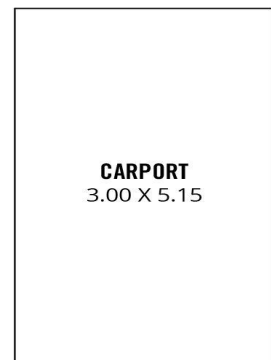
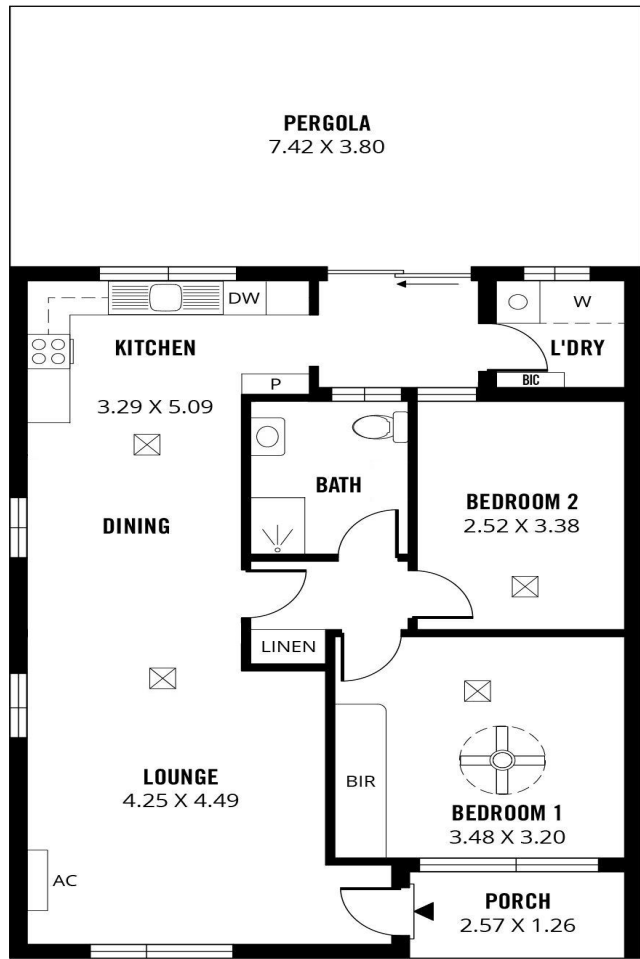
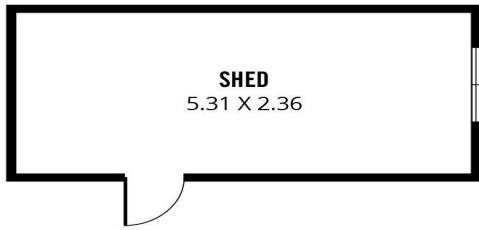
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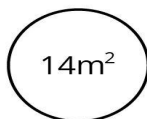
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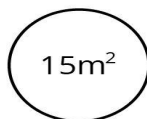
TOTAL



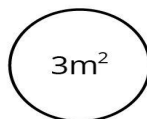
Living



Shed



Carport



Porch



Pergola



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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