



Surrey Downs, 12 Wirilda Avenue

It Starts with Location!

You will love the location, but that's not where it ends!

This well maintained and currently tenanted home is a great opportunity for investors, but it's also ideal for first-time buyers or those looking to downsize and settle in the sought-after suburb of Surrey Downs.

You will instantly appreciate the modern lifestyle that this updated home offers, as well as the large outdoor entertaining area complete with a built-in pizza oven that's perfect for family gatherings.

Set on a generous allotment of 590sqm (approx.) with established gardens offers plenty of room for children and pets to enjoy. And it's conveniently located just a short walk from popular parks, local shops, school, and public transport, offering convenience for the whole family and ticking all the right boxes!



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.

3 1 1

For Sale
\$699,000 - \$729,000

View
Sat 7th Jun @ 11:00AM - 11:30AM

Contact
Steve Lund
0474 991 234
stevel@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660

You will love:

- *Well-appointed updated kitchen with gas cooking
- * Three bedrooms, two with built in robes
- * Ducted reverse cycle heating and cooling throughout
- * Secure parking with high clearance carport
- * Large outside entertaining with pizza oven that's perfect for family gatherings
- * Fully established low maintenance gardens
- * Investors - Rental appraisal can be provided upon request

Enquire today - Don't miss out on this one!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

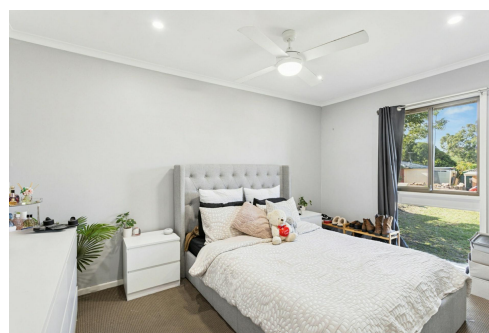
Property ID	2BRSGJU
Property Type	House
House Size	102 m2
Land Area	590 m2
Including	Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

Steve Lund 0474 991 234

Sales Specialist | stevel@ljhsales.com.au

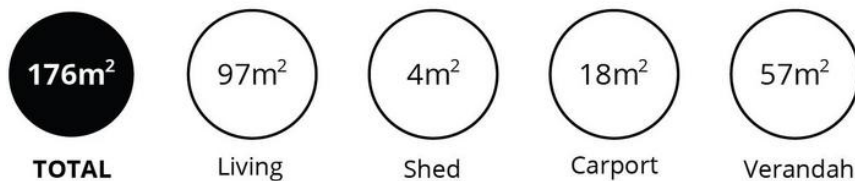
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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