

## Surrey Downs, 36 Wirilda Avenue

### Your Next Chapter

Auction Location: Onsite

Situated in the heart of Surrey Downs, this beautifully maintained 3-bedroom home, built in 1978, rests on a generous 570sqm (approx.) allotment. It presents an ideal opportunity for first home buyers, downsizers, or investors seeking a blend of comfort, convenience and style. This property offers an exciting opportunity to secure a well-cared-for home in a sought-after location.

The centrally located kitchen serves as the heart of the home, effortlessly connecting to the spacious open-plan living area. Warm floorboards, stylish downlights and an abundance of natural lighting combine a welcoming and contemporary atmosphere. This seamless flow between spaces not only enhances the home's functionality but also makes it perfect for both everyday living and entertaining guests.

3 1 1

#### For Sale

Auction (\$620,000)

#### View

[ljhooker.com.au/2AR2GJU](https://ljhooker.com.au/2AR2GJU)

#### Contact

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**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.

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This home has undergone impressive renovations, elevating style. The bathroom has been beautifully updated with sleek, floor-to-ceiling tiles, creating a modern and luxurious atmosphere. Equally impressive, the renovated kitchen features a stainless-steel dishwasher and contemporary finishes, making it as stylish as it is practical.

Features you will love:

- \* Three bedrooms, all featuring built-in robes, master and bedroom three offering ceiling fans
- \* Renovated kitchen with gas cooktop and dishwasher
- \* Ducted evaporative cooling with gas wall heating
- \* Security system for peace of mind
- \* Ample space to park multiple vehicles with drive-through access
- \* Gas hot water system (brand new)

The outdoor space is a true entertainer's delight, featuring a spacious undercover area perfect for gatherings year-round. Whether hosting a summer barbecue or enjoying a quiet evening, this versatile space caters to all your entertaining needs. The property also boasts drive-through access to a generously sized shed, offering ample storage and the potential to transform it into a rumpus room or workshop, adding even more flexibility to this inviting home.

You're spoilt for choice when it comes to local shopping and amenities, with the Surrey Downs Shopping Centre just a short walk away, including Drake's supermarket, Local Post Office, and area favourite Square 44 Café. Tea Tree Plaza is only a little further afield for all your dining, entertainment and specialty stores. For the little ones, Surrey Downs Community Children's Centre and Primary School are both only a two-minute drive away, and zoning for hugely popular 'The Heights School' in Modbury Heights is a great secondary school option!

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



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## More About this Property

Property ID	2AR2GJU
Property Type	House
House Size	115 m <sup>2</sup>
Land Area	570 m <sup>2</sup>
Including	Air Conditioning Evaporative Cooling Workshop Built-in-Robes Secure Parking

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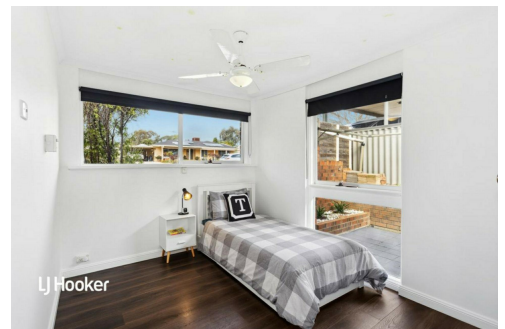
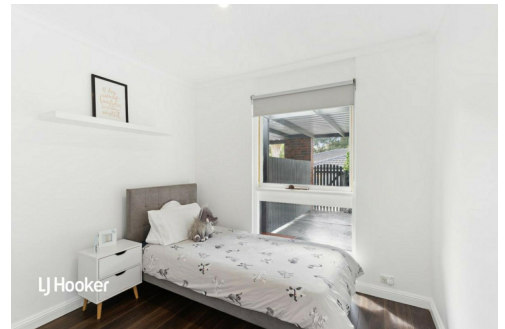
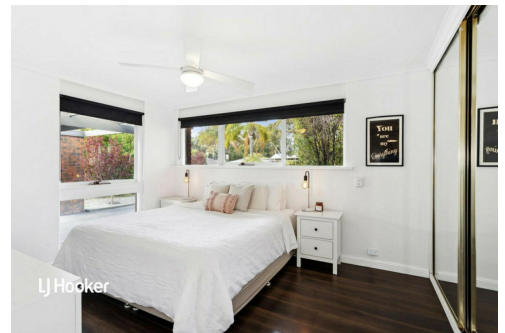
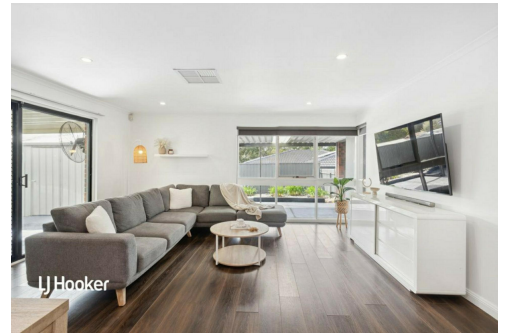
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217m<sup>2</sup>

TOTAL

104m<sup>2</sup>

Living

57m<sup>2</sup>

Verandah

30m<sup>2</sup>

Garage

2m<sup>2</sup>

Porch

24m<sup>2</sup>

Carport

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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