

2 Regency Ramble, Wattle Grove




## MODERN FAMILY LIVING ON A CORNER BLOCK IN SOUGHT-AFTER WATTLE GROVE

Proudly Presented by Jason Chan | LJ Hooker

Positioned on a desirable corner block in one of Wattle Grove's most family-friendly pockets, 2 Regency Ramble offers a comfortable, upgraded home with practical improvements and strong long-term appeal. With generous proportions, recent upgrades and a functional layout, this is a property designed to suit growing families, owner-occupiers and investors alike.

The home delivers four bedrooms, two bathrooms and multiple living areas, providing the space and flexibility modern households demand. Its corner position enhances street presence while also allowing better natural light, accessibility and additional outdoor space - a feature many buyers actively seek.

Recent improvements add genuine value and everyday comfort. The kitchen was renovated in 2024, creating a fresh and practical central hub for family life and entertaining. In addition, new evaporative air conditioning was installed in 2024, and new ceiling insulation was

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### FOR SALE

Offer Over \$860,000++

### AGENTS

Jason Chan

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### AGENCY

LJ Hooker Victoria Park | Belmont (WA)

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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**

completed in 2025, helping to improve energy efficiency and year-round climate control.

Internally, the layout is practical and family-friendly, with multiple living zones providing separation between relaxation, dining and entertaining areas. Whether you are hosting guests or enjoying quiet evenings at home, the floor plan offers flexibility for a variety of lifestyles.

Location is one of this property's strongest assets. Set in a peaceful residential pocket, the home is surrounded by everyday conveniences and green open spaces. Woodlupine Park and Kalari Park Playground are both just 400 metres away, perfect for families, pets and outdoor activities. Shopping is effortless with Wattle Grove Shopping Centre and Hale Village both approximately 1 kilometre away, while Wattle Grove Primary School is around 1.5 kilometres from the home.

Commuting is also exceptionally convenient, with a bus station within walking distance and quick access to major transport routes, including Tonkin Highway just 850 metres away and Roe Highway approximately 2.2 kilometres away, connecting you easily to the airport, industrial hubs and Perth CBD.

Blending a practical layout, valuable recent upgrades and a highly convenient family location, this home presents an outstanding opportunity for buyers seeking comfort today and long-term potential in the future.

#### The Home & What We Love

- Year Built: 2003 | Approx. Land Size: 542sqm
- Corner block position
- 4 bedrooms, 2 bathrooms
- 2 car carport
- Multiple living areas
- Renovated kitchen (2024)
- New evaporative air conditioning (2024)
- New ceiling insulation installed (2025)
- Practical family-friendly layout
- Excellent natural light from corner position
- Ideal for owner-occupiers or investors

#### Lifestyle & Location Highlights

- Woodlupine Park - approx. 400m
- Kalari Park Playground - approx. 400m
- Wattle Grove Shopping Centre - approx. 1km
- Hale Village Shopping Centre - approx. 1km
- Wattle Grove Primary School - approx. 1.5km
- Bus station - walking distance
- Tonkin Highway - approx. 850m
- Roe Highway - approx. 2.2km
- Easy access to airport, major roads and employment hubs

#### Outgoings

- Council Rates: \$2,543.29 (FY 2025-2026)
- Water Rates: \$1,375.44 (FY 2024-2025)

For more information please contact Jason Chan

- \* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps/l/qjPJV1ytZ3WL>

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

## MORE DETAILS

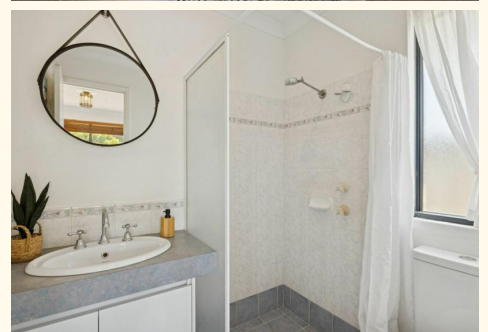
Property ID                    5GPQFFB  
Property Type                House  
Including                        Air Conditioning

**Jason Chan 0422 171 869**

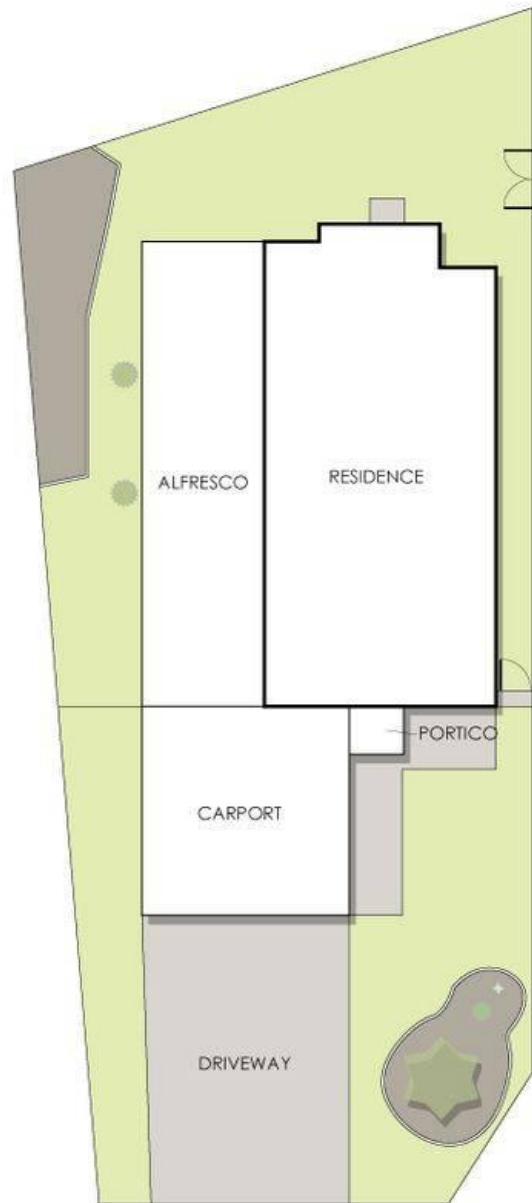
Sales Consultant | [jason.chan@ljhvicpark.com.au](mailto:jason.chan@ljhvicpark.com.au)

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REGENCY RAMBLE

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Residence 118m<sup>2</sup> | Carport 51m<sup>2</sup> | Portico 3m<sup>2</sup> | Alfresco 54m<sup>2</sup>  
**Total Area 226m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property, whilst every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose. www.cribcreative.com.au

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