



101 Wattle Avenue, ROYAL PARK, SA 5014

Family Living with Future Potential in a Prime Royal Park Location

Positioned in one of Royal Park's most sought-after pockets, this well-maintained four-bedroom home presents an outstanding opportunity to secure a comfortable family residence with strong future growth potential.

Set on approximately 370sqm, the home offers four bedrooms, all with built-in robes, two separate living areas including a spacious rumpus room extension, and a modern, fully renovated eat-in kitchen equipped with quality appliances including electric cooktop, under-bench oven and dishwasher.

Year-round comfort is ensured with gas heating, wall-unit cooling, modern lighting, updated window treatments and a mix of lino and carpet flooring designed to suit busy family living. Outdoors, a covered verandah overlooks the rear yard with lawn and established trees, ideal for entertaining or relaxing.

A long driveway provides ample off-street parking, complemented by a carport and additional parking options.

Perfectly located between the Adelaide CBD and some of the city's best beaches, the

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TYPE: For Sale

INTERNET ID: 300P192223

SALE DETAILS

\$899,999 - \$949,999

CONTACT DETAILS

Barossa

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

Tristan Watt

0418 617 287

home is just minutes from local shops, Westfield West Lakes, quality schools, transport corridors and sporting facilities.

An excellent option for families, investors or those looking to secure a foothold in this tightly held suburb.

Key features include:

- Four bedrooms with built-in robes
- Two separate living areas including rumpus room
- Renovated kitchen with quality appliances
- Covered outdoor entertaining area
- Split System with heating and cooling
- Carport and multiple off-street parking options
- Prime location close to city, coast, shops and transport

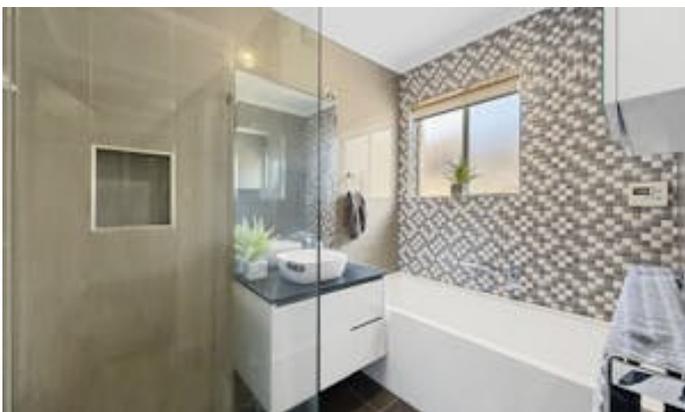
Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

Other features: Close to Schools, Close to Shops, Close to Transport

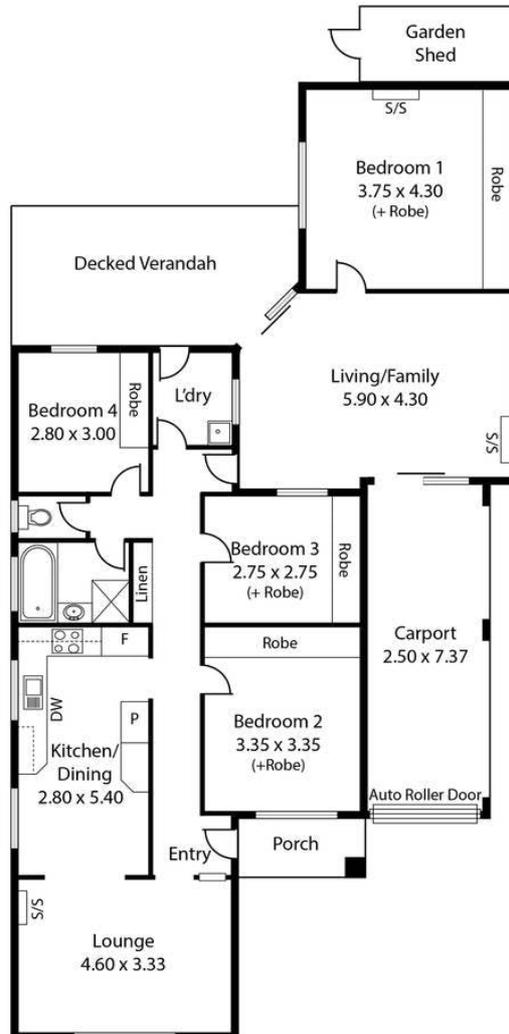
- Land Area 370.00 square metres
- Building Area: 125.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 3
- Single garage
- Single carport
- Floorboards







101 Wattle Avenue,
ROYAL PARK



Living:	142.73 sqm
Porch:	3.51 sqm
Verandah:	18.05 sqm
Carport:	18.50 sqm
Total:	182.79 sqm

This Drawing is for illustration purposes only.
 Not To Scale. All measurements are internal and approximate.
 Details intended to be relied upon should be independently verified.
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