



4/7 Wattletree Road ARMADALE

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Vendor Say Sell! - Entry through Sutherland Road

This immaculately presented two bedroom apartment facing tree lined Sutherland Road located on the ground floor of this three story 1960s block known as Wattle Heights and within close proximity to trams, cafes, restaurants, shops of High Street and Glenferrie Road.

Comprises of spacious, light and bright lounge/dining opening onto sunny balcony with leafy views, two sizable double bedrooms with built in robes, updated separate kitchen/meals area with modern appliances and sparkling bathroom with shower over bath, heated towel rail and euro laundry.

Features include polished floorboards, gas heating plus reverse cycle heating and cooling and security entrance.

Note: This idyllic position and low outgoings make this a fabulous opportunity for owner occupiers and investors alike wanting to enter the Armadale market.

Graeme Wilson
0418315645
gwilson@wilsonagents.com.au

Norma Evans
0422844666
nevans@wilsonagents.com.au

