

Sold



8 Simpson Rd, Wattle Park



Desirable Family Home in a Superb Location

Beautifully positioned just a minute's walk from Bellyett Reserve, Tennis Courts and Playground this is your chance to buy into this sought-after eastern suburb at an affordable price.

Surrounded by attractive gardens the home offers a formal entrance, 3 very good size bedrooms (all with built-in robes) and the master with an ensuite bathroom, a generous living room overlooks the spacious front verandah while the elegant French doors of the adjacent dining room lead to the undercover outdoor entertaining patio. You'll find an appealing kitchen with a dishwasher and stainless steel oven, a main bathroom with a full bath and shower, a large separate laundry with plenty of built-ins and a separate lavatory. Other features include ducted evaporative air-conditioning, a ceiling fan in the main bedroom and two recently installed split system air-conditioners.

Outside the property features an undercover tiled patio with an

 3  2  2  761 m2

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| Price | SOLD |
| Property Type | Residential |
| Property ID | 1580 |
| Land Area | 761 m2 |

Agent Details

Matt Scarce - 0411 185 205

Office Details

Tusmore
457 Greenhill Road Tusmore
SA 5065 Australia
08 8332 1488

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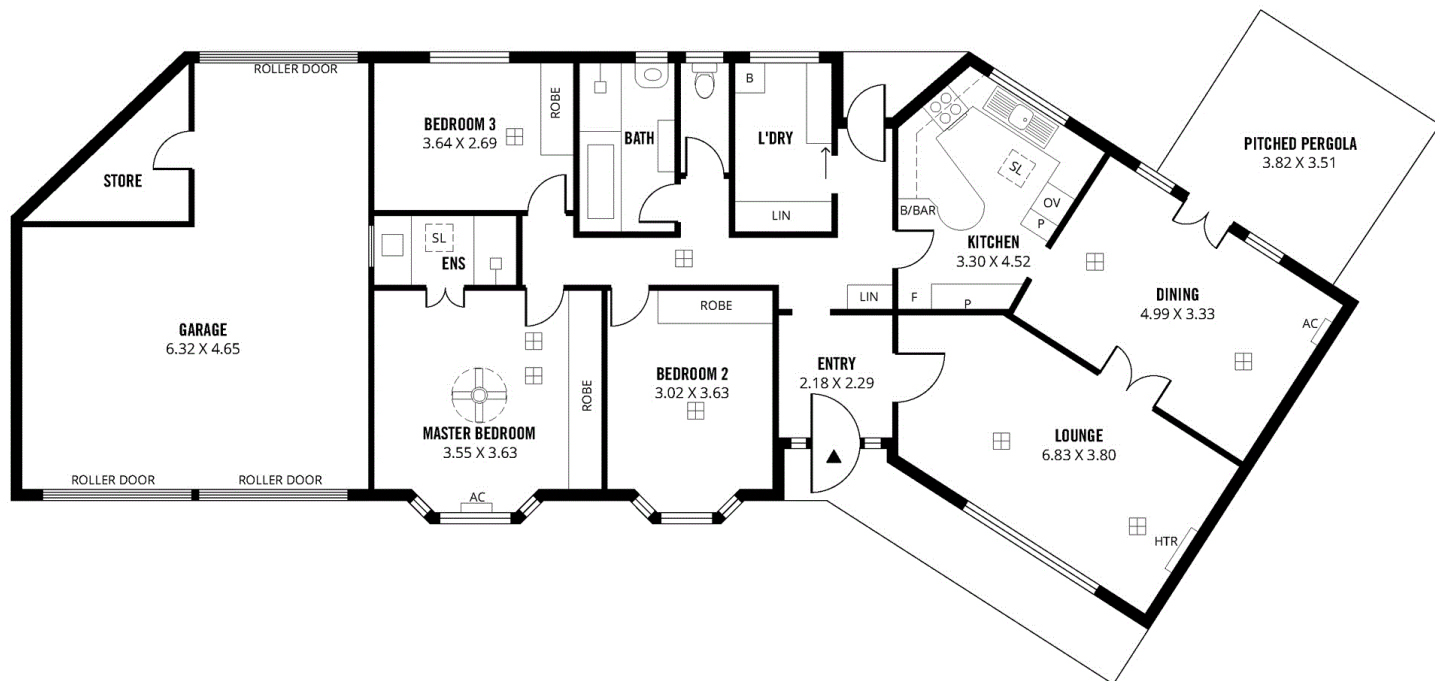
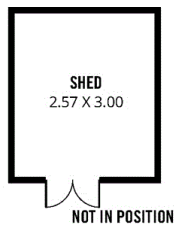
all-weather pitched pergola. The outdoor entertaining area overlooks a delightful rear lawn and garden that provides plenty of space for children and pets. There's handy rear access through the double garage which has an auto roller door and a utility storage area. There is also further storage space within the large garden shed.

Situated on an exceptional allotment of approximately 761 square metres with a wide frontage of more than 25 metres there is plenty of scope for you to further enhance the home, extend or re-build to suit your needs (Subject to Consents). Situated just minutes from the Ferguson Conservation Reserve, St Peters Girls College and the popular Taylor Blend Cafe this is a fantastic opportunity in a hard to beat location.

*In-line with Public Health and social distancing requirements our inspections are now all by private appointment. All buyers will need to contact us to register and qualify before attending and there will be a check list for all buyers before entering. Using tools such as Face Time and Whats App we can also offer you the alternative option of a live tour and answer your questions in real time. With interest rates at all-time lows the market is still very active so we look forward to the opportunity to assist you any way we can.

For further information or to arrange an inspection please contact Matt Scarce on 8332 1022 or 0411 185 205.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



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|-------------------|-------------------|-----------------|------------------|------------------|------------------|
| 215m ² | 134m ² | 9m ² | 49m ² | 10m ² | 13m ² |
| TOTAL | Living | Shed | Garage | Porch | Pergola |