

1/6 Wynyard Grove, Wattle Park, SA 5066



House For Sale

Thursday, 13 June 2024

1/6 Wynyard Grove, Wattle Park, SA 5066

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 314 m2

Type: House



Michael Duff
0413234058

Auction (\$875,000)

Auction Saturday the 29th of June 2024 at 10:00AM. Beautifully presented throughout, this colonial style, bluestone fronted character home is sure to impress upon inspection. The home welcomes you via the formal entrance with high ceilings, neutral tones, and barn style doors. You will love the spacious modern kitchen with gas cooking and plenty of bench top space, open plan with the dining room, which flows nicely outside to the undercover entertaining area overlooking the private and enclosed garden, the ideal place to entertain guests in the summer months. Relax with the family in the large living room with the gas fireplace and featured bay window. Accommodation includes 4 spacious bedrooms, 2 of which feature built in robes and the main bedroom has its own access to the bathroom, which boasts both a shower and a bath. The toilet is also separate. The garage allows for drive through access to the rear undercover pergola, so you could park a second car on the property securely if needed. There is also internal access into the home from the garage, so bringing the shopping or children in from the car will be a breeze come rain or shine. The laundry has plenty of cupboard space and has its own external access to the garden. Year around comfort is assured via the ducted reverse cycle heating and cooling. There are also solar panels for cheaper energy bills. Located in a small group of only 5 freestanding homes (all owner occupied), with this home standing on its own with no shared driveway. The group is really well maintained with established gardens, gutter cleaning and building insurance all included in the strata fees so you can simply relax and enjoy the home. Located in a quiet tree lined street in the leafy eastern suburbs, you are close to the local IGA and Wattle Park Bakery. Only 6km to the City, 4km to The Norwood Parade, and 4km to the Burnside Shopping Village. You really are close to some of the best shops, cafes and restaurants that Adelaide has to offer. Zoned for Burnside Primary and Norwood International High School, plus close to plenty of great private schools. This brilliant, well sized home offers easy living and a fantastic lifestyle. For further information please call Michael Duff on 0413 234 058. Specifications: C/T: 5135/506. LGA: BURNSIDE. Zoning: HN. Land Size: 314 m2 Build Size: 175.0 m2. Built: 1993. Council Rates: \$1,158.15 per year. Strata Rates: \$906.01 per quarter.