

1B Simpson Road, Wattle Park, SA 5066



House For Sale

Friday, 23 February 2024

1B Simpson Road, Wattle Park, SA 5066

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 798 m2

Type: House



Bevan Bruse
0884318181



Theon Bruse
0419816470

FOR SALE BEST OFFER

BUILT IN 2003. 578M2 OF LIVING SPACE. WITH LAND SIZE OF 798M2. JUST A WONDERFUL FAMILY HOME.THE VENDOR AND AGENT HAVE COMPLIED ROOM BY ROOM SPECIFICATION FOR THIS AMAZING HOME. WE WOULD HAVE LIKED TO HAVE ADDED THIS TO OUR ONLINE WORDING BUT DUE TO THE CHARACTER LIMIT WE ARE UNABLE TO DO THIS. PLEASE EMAIL US AT bevan.bruse@bruse.com.au AND WE WILL FORWARD THIS VERY DETAILED INFORMATION. PLEASE DO NOT FORGET TO READ THE VENDORS PERSONAL STORY OF THEIR LOVE FOR THEIR STUNNING FAMILY HOME ON THE LAST PHOTO. TO LIVE IN THIS MARVELLOUS HOME WOULD BE AN ABSOLUTE PLEASURE AND LIFE CHANGING. It will suit large families as the home has 13 rooms, 4 bathrooms. A stunning outdoor living area and a marvellous pool area all with the benefit of overlooking the adjoining reserve and 100M to a tennis court and all of the facilities of BELL YETT RESERVE. This home has an elegant look of Distinction and Heritage together with the latest in designer fittings and fixtures. On entry to this home, you are inspired by the entrance hallway that leads to two beautiful rooms, THE FORMAL SITTING ROOM with amazing views to the park and on the opposite side of the hallway is a VERY FORMAL DINING ROOM. Great for entertaining.Further going through to the hub of the home is four main rooms being the unbelievable kitchen with quality fittings and fixtures, butler's pantry, built in fridge's, island benches, you name it, it has it. (Please read under the notation of kitchen in the story about the home). This kitchen area is adjacent to the wonderful family room also with spectacular views over the adjoining reserve. There is also a very large second casual dining area with direct access out to the outdoor living area. The hub of the home area also has direct access to the home theatre room, with further access to the Cellar area and Billard room on a lower level.The balance of the home on a lower level includes access to the double garage with further access to a possible third garage if required. This is now a gym room.The home also on the lower level has a 4th designer style bathroom and a large laundry utility room. The home on the upper level is just amazing. It includes, 4 bedrooms, and a further fifth bedroom in an attic on the third level of the home. This room has spectacular views and is an ideal study but set up very well for family living if requiring a 5th bedroom. The main bedroom suite of the residence includes an amazing walk in robe/dressing room. A stunning bathroom with top end design quality fixtures and fittings. This beautiful suite has a private balcony with views to the rear reserve. The other large bedrooms on the upper level are all large including built in robes or a walk in robe and serviced by another two stunning bathrooms which is ideal for family living. There is a sewing room/storage room that could be a separate study office room if required. The majority of the rooms on the upper level have a balcony with views over the reserve or to the front of the home garden areas. This home externally features a marvellous swimming pool on a lower level of the garden surrounded by huge outdoor areas under extensive sail coverings. This huge outdoor living area is ideal for entertaining on a very grand scale as this room features a built in kitchen, an enormous amount of sitting space and dining space for entertaining.THIS IS AN AMAZING HOME AND IT HAS QUALITY FIXTURES RIGHT THROUGHOUT AND HAS BEEN UPGRADED TO AN EXTENTR THAT I WOULD SAY IS A VERY RARE FIND. Owned by meticulous vendors who have meticulously maintained and upgraded the home over the last few years. IT IS JUST STUNNING. Inspection is highly recommended for family buyers seeking a home to move in and enjoy the amazing environment and live in a home that really offers the opportunity to live life to the fullest. PLEASE DO NOT FORGET TO READ THIS STORY OF THE HOME FEATURES AND THE VENDORS PERSONAL STORY OF THEIR LOVE FOR THEIR STUNNING FAMILY HOME. GENERAL ASPECTS Dual window dressings to all areas – for visual and thermal efficiency19mm Tasmanian Oak block parquetry with Jarrah borders to ground level 100mmwide 14mm Tasmanian Oak floor boards to upper levelsTiled garage and tiled cellar floorTasmanian Oak and Jarrah staircases (x3) 2.5kw & 6.5 kw reverse cycle ducted air conditioning Ducted vacuum system with separate hoses and accessories for upstairs and down level Two pack finishes throughout and Corian bench tops GARDENSolar heated swimming pool with spa jets and seat Integrated water feature to pool Full sized pizza oven with storage and granite benchesOutdoor kitchen facility – Australian made stainless steel Under cover outdoor entertaining area with fan and heating Automated front sliding gate and gate access to park on lower back garden TECHNICAL 3 phase power and solar panels are 3.5kw. Under the Government rebate scheme (until 2028) where currently excess power is sold to the grip at \$0.60 per kwhZONED SCHOOLSBurnside Primary School Norwood International High School St Peters Girls College 200m away INFORMATIONCertificate Of Title: Volume 5266 Folio 563Council: City of Burnside Zoning: HN – Hills Neighbourhood Council Rates: \$3,789.75 per yearSA Water Rates: \$415.74 Emergency Services Levy: \$386.40 per year Year Built: 2003Land Size: 798m2 All information provided has been obtained from sources we believe to be accurate, however, we

cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 181689