

# 2 Wyang Court, Simpson, Vic 3266

## House For Sale

Tuesday, 12 December 2023



2 Wyang Court, Simpson, Vic 3266

**Bedrooms: 3**

**Bathrooms: 1**

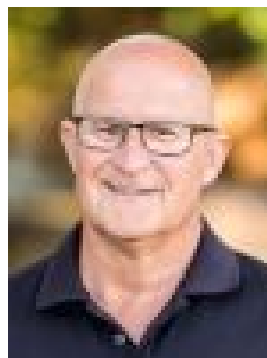
**Parkings: 1**

**Area: 1272 m2**

**Type: House**



Andrea Ivermee



Stuart Nelson  
0418145811

**\$365,000 - \$385,000**

Situated in the township of Simpson, 2 Wyang Court offers a three bedroom home with a brand new bathroom. On a level double allotment of 1272sqm you can simply enjoy rural/residential living or further develop the block by adding an extensive garden or large shed perhaps?!The double storey timber home exudes all the best country vibes with timber floors and benchtops, a vast open plan living space with cathedral ceiling, wood heating a laundry and an inviting outdoor patio you'll enjoy all summer long. Country charm is complemented with modern conveniences that include reverse cycle air-conditioning, dishwasher and double door fridge/freezer. There is the opportunity to list on AirBnB and capitalise on the high tourist traffic frequenting the area. Simpson is within 30 minutes of the world famous Twelve Apostles on the Great Ocean Road and popular coastal hamlet of Port Campbell. The town boasts its own pub, takeaway shop and hardware store as well as primary school, men's shed, mechanic and football and netball club. You can often be kept company on the short stroll to these facilities by resident kangaroos. For first home buyers, start your property journey here, this property is fully furnished and ready to move straight in and enjoy. There is no better opportunity to secure a hearty home in the heart of the Heytesbury region.