

# 3/6 Wynyard Grove, Wattle Park, SA 5066

## Unit For Sale

Friday, 1 December 2023

3/6 Wynyard Grove, Wattle Park, SA 5066

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Mark Bressington  
0411747473



Georgie Bressington  
0413832688

**\$749k - \$823k**

Offers Close Mon, 18th Dec - 12pm (usp) Set back in its own leafy community of bluestone-fronted beauties, the moment you discover this serene standalone homette is the moment you wonder how the city can be so close. Adored by the one owner since 2004, they pass on to you a light-filled haven with old-world charm and a chance to make your own stylish imprint on its deceptively spacious interior. Two living zones feed into each other, giving you places to eat together and escape one another with ease, culminating in a solid timber kitchen with enduring quality and a view of the quaint rear gardens. Three bedrooms ensure you can start a family here, work from home or have the grandkids over for regular sleepovers. The bay-windowed main bedroom features private access to the two-way bathroom. With that secure rear yard comes a large lawned area, the option to safely keep a pet, and a covered alfresco patio so you can take those summer dinners and morning coffees outside. Just 15 minutes from the CBD, a stroll from Kensington Gardens Reserve and moments from Wattle Park and Erindale shopping precincts, Burnside Village, The Parade and several top-notch schools, this is a lifestyle that never gets old. -? Set far back from the street for extra peace and privacy in its leafy setting -? Lock-up garage and additional off-street parking -? Ducted temperature control for year round comfort -? Classic character features include bluestone facade, ceilings roses and open fireplace -? Loads of storage, including walk-in robe to master bedroom -? Separate laundry with external access -? Full of natural light -? Ultra low-care landscaped gardens -? Walking distance from public transport -? Moments from St Peter's Girls' College -? Zoned for Burnside Primary School Ouwens Casserly - MAKE IT HAPPEN™ RLA 275403