

99 Penfold Road, Wattle Park, SA 5066

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 28 May 2024

99 Penfold Road, Wattle Park, SA 5066

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 892 m2

Type: House



Derek Lee
0488465360



Kallan Bowshire
0475859510

Auction 15/6 (USP)

Auction on Saturday 15th of June at 1pm (Unless Sold Prior). Set back from tree-lined Penfold Road, this c1960 residence spans over a sweeping 892sqm allotment, offering a solid home base with plenty of potential for both present and future plans. Occupied by the same family for 40 years, this tightly held plot holds a solidly built double-brick home, framed by thriving front gardens and vintage window shutters. Polished Jarrah floorboards lead from the wide entry through to connecting lounge and dining - where a fireplace brings a cosy charm to mealtimes and movie nights. Three bedrooms bookend a retro main bathroom with separate bathtub, preceding a huge sunroom that flexibly allows plenty of space to configure as an extra living zone or home office. Generous proportions continue out to the rear yard, offering plentiful grounds for families, a modern extension or swimming pool addition. Torrens-titled to do as you please (STCC), Wattle Park is a wonderful place to base your home life, positioned amongst leafy inner-eastern suburbia that offers a perfect parallel between foothills nature and CBD proximity - you're guaranteed to love the unlimited present and future potential of Penfold Road. More to love: - Torrens-titled subdividable allotment (STCC) - Prime 19.5m frontage - Secure carport behind remote roller door - Original kitchen with updated Westinghouse appliances - Mitsubishi 5kW air conditioner & Fujitsu R/C split system - Large powered shed - Bus stop on your doorstep - Zoned for Burnside Primary & Norwood International High School - Walking distance to Wattle Park IGA, St. Peter's Girls, Ferguson Conservation Park & numerous foothills walking trails - Moments to Loreto College, Pembroke, Uni SA Magill Campus, Norwood Parade & Burnside Village - Just 6km to the CBD. Land Size: 892sqm Frontage: 19.5m Year Built: 1960 Title: Torrens Titled Council: City of Burnside Council Rates: \$1,830 PASA Water: \$215 PQES Levy: \$94 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.