

6/10 Simpson Street, Woodville South, SA, 5011

HARRIS

Apartment For Sale

Saturday, 10 August 2024

6/10 Simpson Street, Woodville South, SA, 5011

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment



Naomi Perrett

Spacious & Modern Unit with Exceptional Outdoor Living in Woodville South

Experience modern living at its finest in this beautifully renovated unit, tucked away at the back of a small, private group for ultimate privacy. This property stands out with its ample space, contemporary design, and exceptional outdoor areas.

Step inside to find two generously sized bedrooms, both featuring built-in robes for ample storage. The modern bathroom is designed with your comfort in mind, offering both a bath and a separate shower, with floor-to-ceiling tiles that make cleaning a breeze. The dedicated laundry area adds to the convenience of this home.

The open-plan kitchen and living area is a highlight, bathed in natural light and adorned with neutral colour tones. The renovated kitchen is equipped with everything you need, including stainless steel appliances such as an electric oven, gas cooktops, and a dishwasher. The reverse cycle heating and cooling system ensures year-round comfort, while the gas hot water system guarantees endless hot water.

The outdoor space of this unit is where it truly excels. Located at the back of the group, you'll enjoy peace and privacy. There is ample space for parking multiple cars, including a secure lock-up garage with an electric roller door. The property features not one, but two separate backyard areas, along with a large undercover entertaining area perfect for gatherings, children's play, or gardening enthusiasts.

Living in Woodville South comes with numerous benefits. This vibrant community offers easy access to local shops, cafes, and restaurants. Schools and educational facilities are conveniently close, as are parks and recreational areas for outdoor enjoyment. Public transport options are readily available, making commuting simple, and nearby medical centres and hospitals provide peace of mind for your healthcare needs.

This exceptional property offers a unique opportunity to enjoy modern living in a prime location. Contact us today to arrange a viewing and see for yourself why this unit stands out.

More things we love:

- 2 large bedrooms with built-in robes
- Modern with bath, separate shower, and floor-to-ceiling tiles
- Dedicated laundry area
- Bright open-plan with neutral tones, renovated kitchen with stainless steel electric oven, gas cooktops, and dishwasher
- Reverse cycle heating and cooling
- Gas hot water system
- Ample space with secure lock-up garage and electric roller door
- Two separate backyard areas and a large undercover entertaining area
- Located at the back of a small group for enhanced privacy
- Close to shops, cafes, and restaurants
- Near reputable schools and educational facilities
- Access to parks and recreational areas
- Convenient public transport options
- Proximity to medical centres and hospitals

Specifications:

CT / 5054/89

Council / Charles Sturt

Zoning / GN

Built / 1974

Council Rates / \$1,285pa

Strata Rates / \$416.70pq

Strata Manager / Lei Brown Strata Management

Emergency Services Levy / \$109.35pa

SA Water / \$165.55pq

Estimated rental assessment: \$450 - \$480 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Woodville P.S, Kilkenny P.S, Seaton Park P.S, Hendon P.S, Alberton P.S, Findon H.S

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