



### 1B Simpson Road Wattle Park SA

5 4 3

BUILT IN 2003. 578M2 TOTAL HOUSE SIZE WITH LAND SIZE OF 798M2. JUST A WONDERFUL FAMILY HOME.

THE VENDOR HAS COMPILED A ROOM BY ROOM SPECIFICATION FOR THIS AMAZING HOME. Email [bevan.bruse@bruse.com.au](mailto:bevan.bruse@bruse.com.au) and we will forward this very detailed information. .

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 tennis courts and all of the facilities of BELL YETT RESERVE.

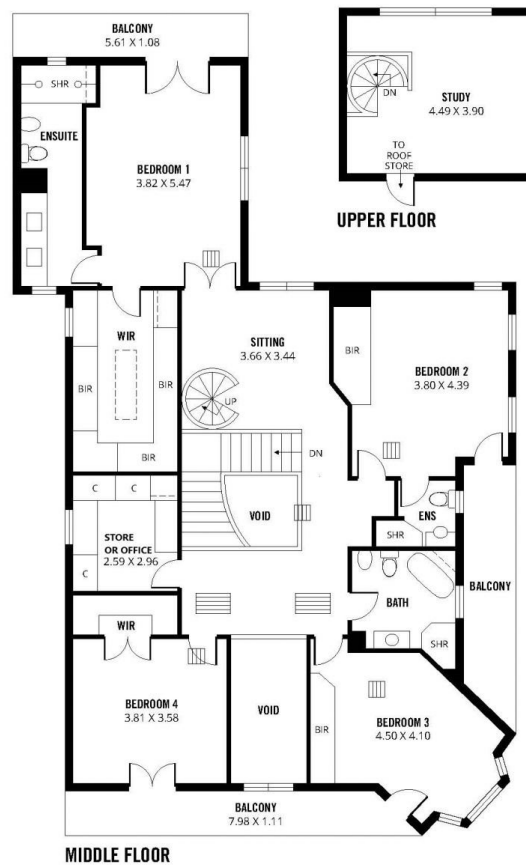
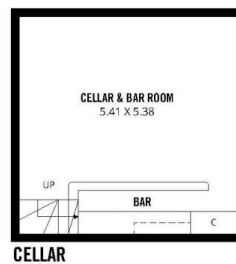
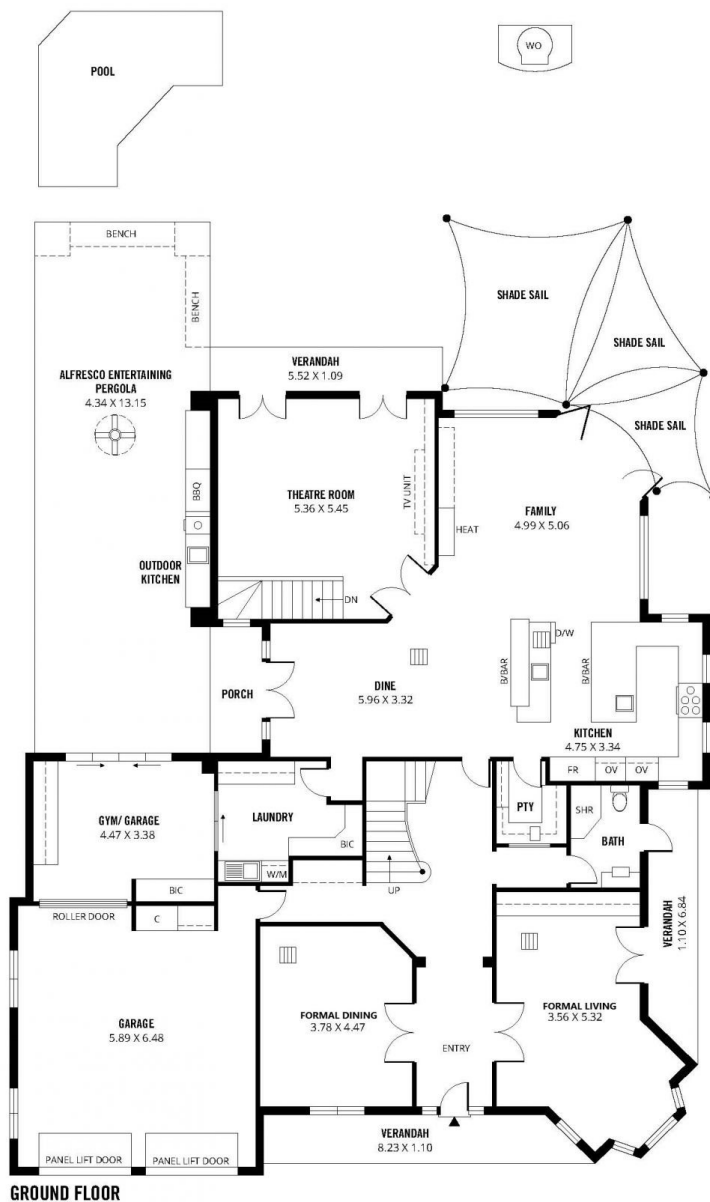
<b>Price</b>	: FOR SALE BY OFFER
<b>Building Size</b>	: 578 sqm
<b>Land Size</b>	: 798 sqm
<b>View</b>	: <a href="https://www.bruse.com.au/sale/sa/easter-n-suburbs/wattle-park/residential/house/7925893">https://www.bruse.com.au/sale/sa/easter-n-suburbs/wattle-park/residential/house/7925893</a>



**Bevan Bruse**  
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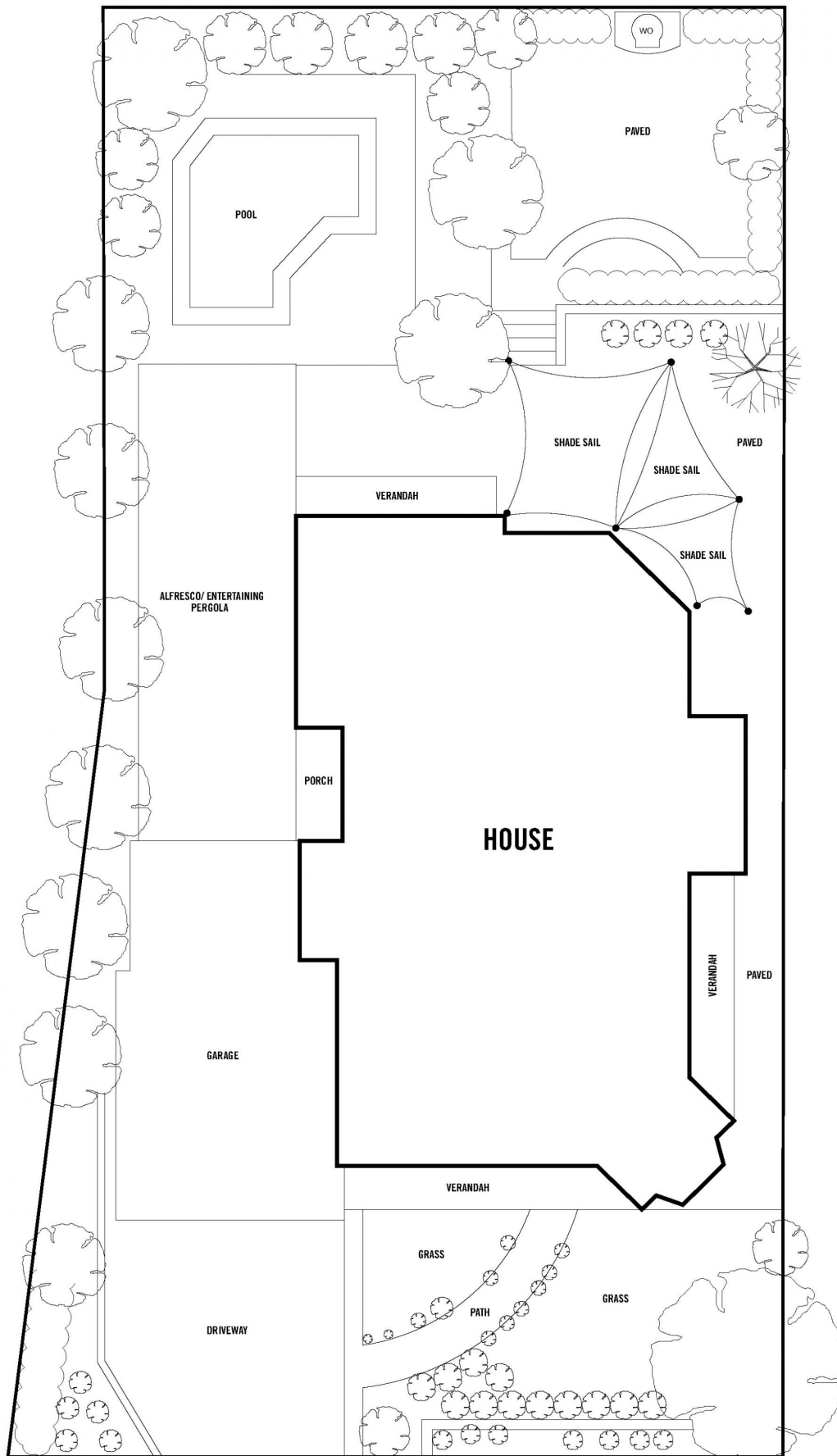
**Theon Bruse**  
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578m <sup>2</sup>	412m <sup>2</sup>	23m <sup>2</sup>	59m <sup>2</sup>	27m <sup>2</sup>	57m <sup>2</sup>
TOTAL	Living	Balcony	Garage/ Gym	Porch/ Verandah	Alfresco/ Ent. / Pergola

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Fotobase Group



## SITE PLAN (NOT TO SCALE)

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