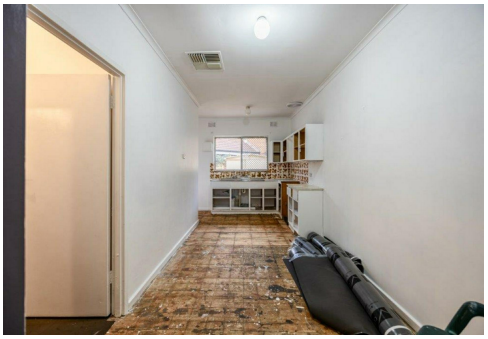

Woodville South, 1 / 8-10 Simpson Street

Renovate To Your Taste

2 1 1

For Sale
Auction

View
ljhooker.com.au/4Y14FE8

Contact
Josie Auricchio
0419 269 503
josiea@ljhookerwestlakes.com.au
Donna Farquhar
0461 363 915
donna@ljhookerwestlakes.com.au

Auction Location: On Site

Conveniently located in Woodville South, this potential-packed residential unit stands as a canvas awaiting the creative touch of a visionary renovator or investor. Located at 1/8-10 Simpson Street, this property offers the perfect backdrop for those who see beyond the present and can envision the transformation of space into a modern haven. Embraced by the tranquillity of its surroundings, yet ensconced just minutes from the Queen Elizabeth Hospital, this residence provides a unique blend of quiet living with the convenience of urban accessibility.

This ground-floor unit unfolds over a generous layout, featuring two sizable bedrooms, both complementing a spacious lounge perfect for relaxation or entertaining. With one bathroom and a separate laundry room, the fundamental needs are well catered for. Furthermore, the kitchen, with adjacent dining area, provides a straightforward design that

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presents a prime opportunity for refurbishment according to personal taste. The rear yard promises a pleasant outdoor retreat, further enhancing the liveability of the space. This is a residence that promises significant rewards for those ready to roll up their sleeves and bring to life the home's untapped potential.

Key features of the property include:
- Two bedrooms, main with built in robe
- A full-sized bathroom, ready for modernization
- Kitchen with adjacent dining area
- Timber floors
- Ducted evaporative cooling
- Gas heating in lounge area
- An enviable location with close proximity to schools
- Easy access to shops and Queen Elizabeth Hospital
- Bus or train connections provide a stress-free commute to the CBD

This property stands as an excellent prospect for those aspiring to craft a bespoke living environment or aiming to capitalize on the current market by flipping for profit. With its superb blend of location, space, and potential, this unit is a renovator's delight offering a unique chance to shape a home or investment to your personal vision and standards. Seize this remarkable opportunity to create, innovate, and own a piece of Woodville South.

For more information about the property, please contact Josie Auricchio on 0419 269 503 or Donna Farquhar on 0461 363 915.

* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Disclaimer:
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

More About this Property

Property ID	4Y14FE8
Property Type	Unit
Including	Toilets (1)

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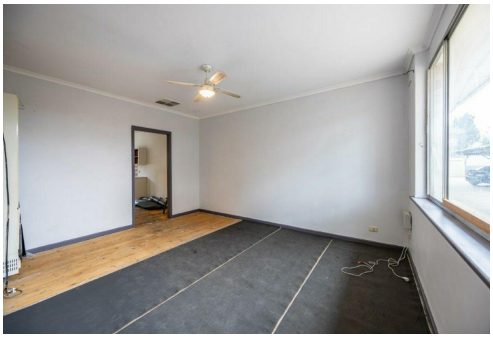

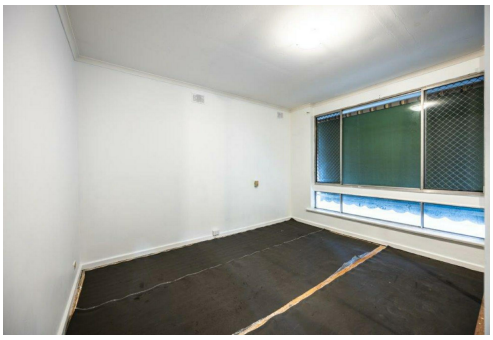

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