

# INFO BOOKLET



21 Simpson Road  
Wattle Park SA 5066

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LOCAL RESIDENTIAL  
SALESPERSON  
EASTERN/CITY

RLA293907



# Our Achievements



BRONZE in REISA – Residential Agency – Small 2023



FINALIST in REISA – Residential Salesperson – Metro 2023



FINALIST in REISA – Residential Salesperson – Metro 2022



WINNER in ratemyagent – Agency of the year in Campbelltown 2022



WINNER in ratemyagent – Agent of the year in Campbelltown 2022



FINALIST in REISA – Residential Salesperson – Eastern 2018

LOCAL RESIDENTIAL  
SALESPERSON  
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# PROPERTY FACT SHEET



## 21 SIMPSON ROAD WATTLE PARK SA 5066

When was the house built	1987
Price	Auction on 3 <sup>rd</sup> May 2025, Sat 1:45pm onsite (Unless Sold Prior)
Local Council	City of Burnside
Rates and Fees (approx.)	<ul style="list-style-type: none"><li>• Council: \$359.50 per quarter</li><li>• SA Water: \$203 per quarter + usage</li><li>• ESL: \$165.80 per year</li></ul>
Total Area Size (approx.)	Land size: 420sqm   Building size: 238.8sqm
What we love about this home	<ul style="list-style-type: none"><li>• Located in a peaceful, tree-lined street overlooking a serene reserve</li><li>• Torrens-titled residence in Adelaide's desirable eastern suburbs</li><li>• Designed for refined, low-maintenance living</li><li>• Flexible floorplan with two spacious living areas</li><li>• Four well-appointed bedrooms and two bathrooms</li><li>• Secure carport with automatic roller door</li><li>• LED lighting, and ducted reverse cycle air conditioning</li><li>• Expansive, stylish kitchen with: Induction cooktop, electric oven, rangehood, dishwasher. Breakfast bar and generous walk-in pantry</li><li>• Open-plan lounge/dining with decorative ceilings and new floorboards</li><li>• Pergola and low-maintenance garden for year-round outdoor entertaining</li><li>• Second light-filled living room with skylight</li><li>• Master suite with bay window, walk-in robe, and ensuite</li><li>• Two bedrooms with built-in robes plus a fourth bedroom</li><li>• Main bathroom with full-sized bathtub and a toilet</li><li>• Separate laundry for added functionality</li><li>• Recently refurbished flooring in living areas and three bedrooms</li><li>• 6kW solar panel system for energy efficiency</li><li>• Ample built-in and additional storage throughout</li></ul>
Distance from the City and surroundings	<ul style="list-style-type: none"><li>• 4.5km to The Parade Norwood</li><li>• 4.6km to Burnside Village</li><li>• 7km to Adelaide CBD</li></ul>
School Zone	<ul style="list-style-type: none"><li>• Burnside Primary School (2.2km away)</li><li>• Norwood International High School (1.8km away)</li></ul>

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. All distances are approximate.




**SOLD PROPERTIES**


## 27A Carunta Street

Wattle Park SA 5066

 3  2  2  Land: 498m<sup>2</sup>  -

**Price / m<sup>2</sup>** \$2,610

**Year built** 2001

**Distance** 0.1km

**Property type** House

**\$1,300,000**

Last sold 30 Apr 2024

57 days on site



## 129 Penfold Road

Wattle Park SA 5066

 3  1  1  Land: 477m<sup>2</sup>  -

**Price / m<sup>2</sup>** \$2,368

**Year built** 1958

**Distance** 0.1km

**Property type** House

**\$1,130,000**

Last sold 29 Jul 2024

103 days on site



## 124 Penfold Road

Wattle Park SA 5066

 3  2  2  Land: 437m<sup>2</sup>  Floor: 276m<sup>2</sup>
**Price / m<sup>2</sup>** \$2,858

**Year built** 2000

**Distance** 0.2km

**Property type** House

**\$1,249,000**

Last sold 28 Jan 2025

79 days on site



## 1/6 Wynyard Grove

Wattle Park SA 5066

 4  1  1  Land: 314m<sup>2</sup>  Floor: 170m<sup>2</sup>
**Price / m<sup>2</sup>** \$3,630

**Year built** 1993

**Distance** 0.5km

**Property type** House

**\$1,140,000**

Last sold 29 Jul 2024

48 days on site





## 5 Rosebank Terrace

Stonyfell SA 5066

 4  2  1  Land: 579m<sup>2</sup>  Floor: 195m<sup>2</sup>

Price / m<sup>2</sup> \$2,467

Year built 1982

Distance 0.5km

Property type House

**\$1,428,888**

Last sold 07 Feb 2025

87 days on site



## 18 Rosedale Avenue

Wattle Park SA 5066

 3  2  1  Land: 432m<sup>2</sup>  -

Price / m<sup>2</sup> \$3,055

Year built 1998

Distance 0.6km

Property type House

**\$1,320,000**

Last sold 10 Oct 2024

37 days on site



## 22A Gothic Avenue

Stonyfell SA 5066

 4  2  2  Land: 523m<sup>2</sup>  Floor: 295m<sup>2</sup>

Price / m<sup>2</sup> \$2,720

Year built 1999

Distance 0.7km

Property type House

**\$1,423,000**

Last sold 27 May 2024

35 days on site



## 20 Goyder Street

Erindale SA 5066

 3  2  1  Land: 454m<sup>2</sup>  -

Price / m<sup>2</sup> \$2,643

Year built 1993

Distance 0.8km

Property type House

**\$1,200,000**

Last sold 25 Jun 2024

65 days on site



## 16A Heatherbank Terrace

Stonyfell SA 5066

 4  2  1  Land: 593m<sup>2</sup>  Floor: 197m<sup>2</sup>

Price / m<sup>2</sup> \$2,234

Year built 1981

Distance 0.9km

Property type House

**\$1,325,000**

Last sold 03 Feb 2025

19 days on site



## 18C Primrose Tce

Rossllyn Park SA 5072

3 2 2 Land: 308m<sup>2</sup> Floor: 167m<sup>2</sup>

Price / m<sup>2</sup> \$4,220

Year built 2003

Distance 0.9km

Property type House

**\$1,300,000**

Last sold 10 Oct 2024

days on site



## 18B Primrose Terrace

Rossllyn Park SA 5072

3 2 2 Land: 282m<sup>2</sup> Floor: 180m<sup>2</sup>

Price / m<sup>2</sup> \$4,450

Year built 2003

Distance 0.9km

Property type House

**\$1,255,000**

Last sold 23 Apr 2024

21 days on site



## 2/41 Hyland Terrace

Rossllyn Park SA 5072

3 2 2 Land: 443m<sup>2</sup> Floor: 169m<sup>2</sup>

Price / m<sup>2</sup> \$2,826

Year built 1995

Distance 0.9km

Property type House

**\$1,252,000**

Last sold 17 Feb 2025

104 days on site



## MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

### Wattle Park market snapshot in the last 12 months

For houses in Wattle Park. Trend data is calculated based on a rolling twelve month period.

Median sale price

**\$1.6m**

↑ Up 23.4% from this time last year

Sold volume

**43**

↑ Up 57.1% from this time last year

Price growth

**23.4%**

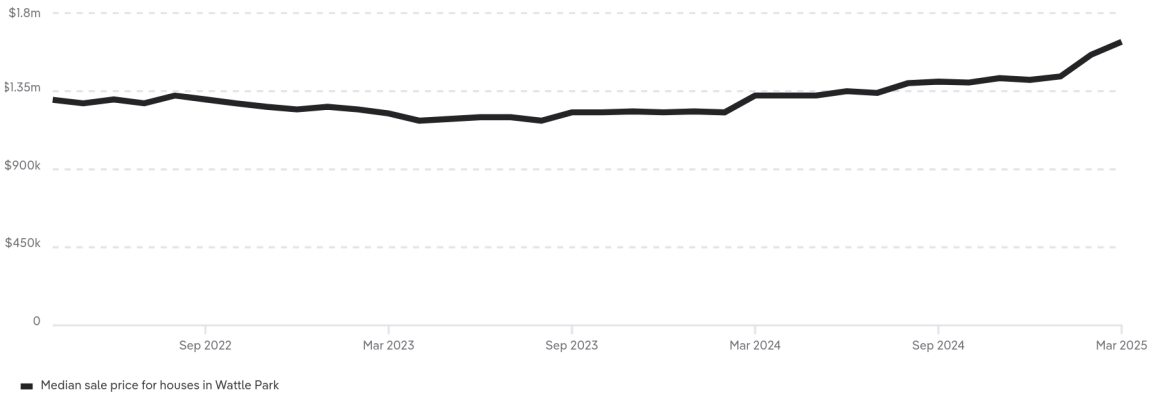
Median days on market

**21 days**

↓ Down 8.7% from this time last year

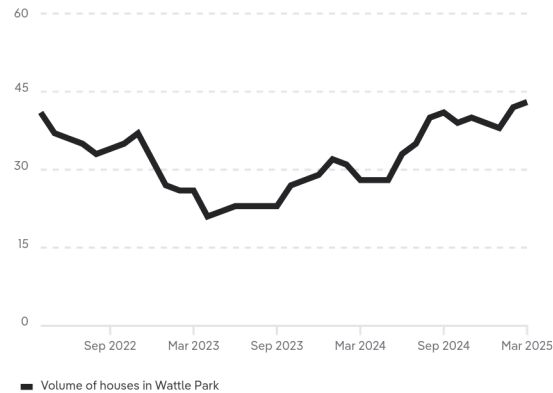
### Median sale price - 3 year trend

Showing the median sale price of houses in Wattle Park



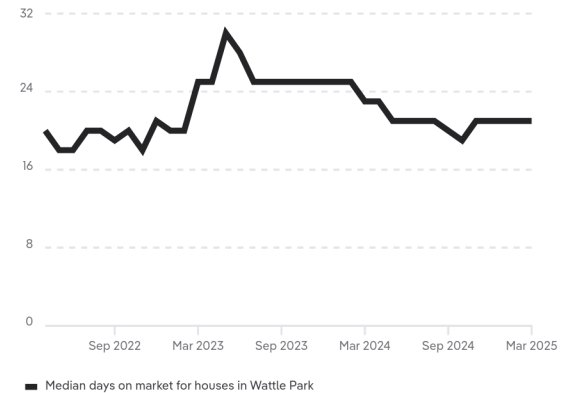
### Properties sold - 3 year trend

Showing how many houses in Wattle Park have sold



### Median days on market - 3 year trend

Showing how long it takes houses in Wattle Park to sell







## Demand for similar properties

Market activity on realestate.com.au for houses in Wattle Park

Potential buyers

**559**

↑ Up 17% from this time last week

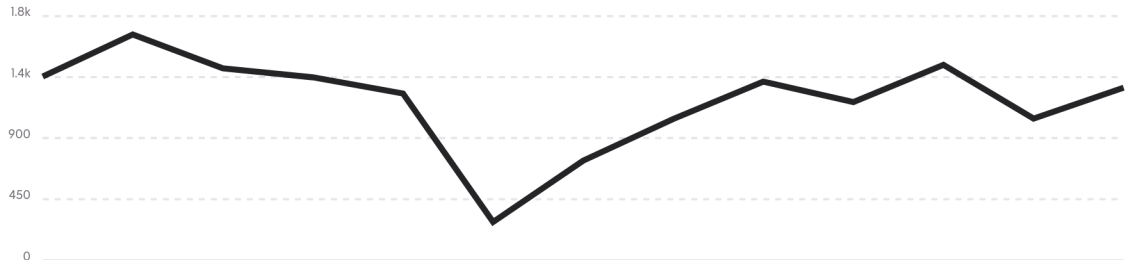
Similar for sale

**5**

↓ Down 16.7% from this time last week

## Potential buyers

Showing the number of people who are seriously interested in listings for houses in Wattle Park on realestate.com.au



## Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



## MARKET INSIGHTS - RENTALS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

### Wattle Park market snapshot in the last 12 months

For houses in Wattle Park. Trend data is calculated based on a rolling twelve month period.

Median rental price

**\$775 pw**

↑ Up 3.3% from this time last year

Leased volume

**18**

↓ Down 15% from this time last year

Price growth

**3.3%**

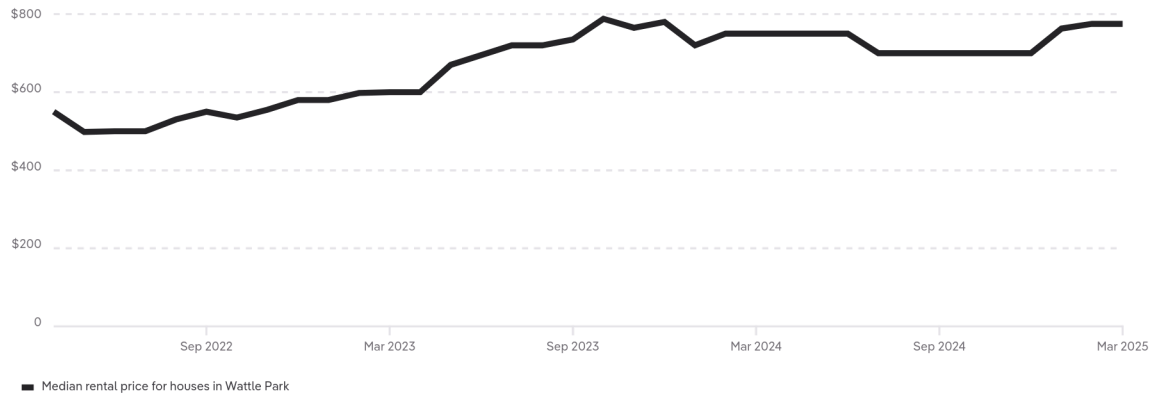
Median days on market

**20 days**

↓ Down 9.1% from this time last year

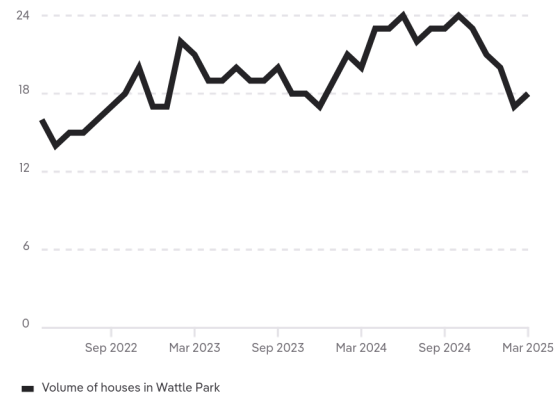
### Median rental price - 3 year trend

Showing the median rental price of houses in Wattle Park



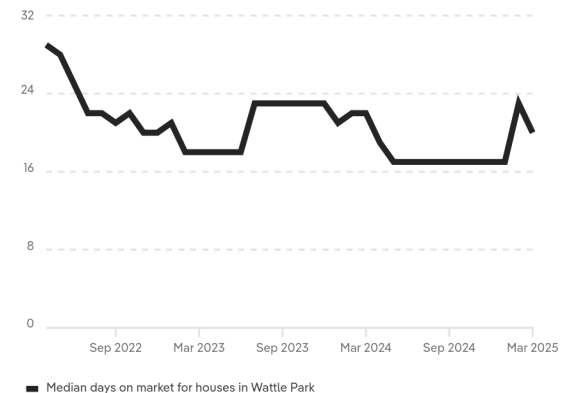
### Properties leased - 3 year trend

Showing how many houses in Wattle Park have leased



### Median days on market - 3 year trend

Showing how long it takes houses in Wattle Park to lease





## Demand for similar properties

Market activity on realestate.com.au for houses in Wattle Park

Potential renters

**90**

↓ Down 13.5% from this time last week

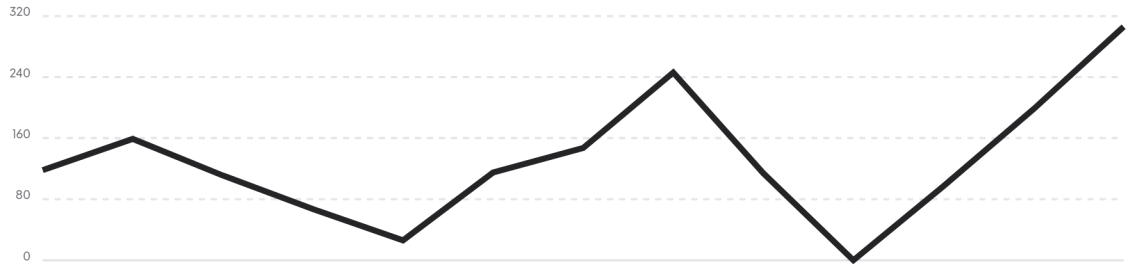
Similar for rent

**4**

↑ Up 33.3% from this time last week

## Potential renters

Showing the number of people who are seriously interested in listings for houses in Wattle Park on realestate.com.au



## Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.





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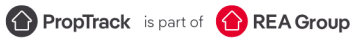
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\*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.



*Land and Business (Sale and Conveyancing) Act 1994 section 13A*

*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17*

## Buyers information notice

### Prescribed notice to be given to purchaser

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au).

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

#### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

## Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

## Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (e.g. electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have, we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.



*Land and Business (Sale and Conveyancing) Act 1994 - section 24B*

*Land and Business (Sale and Conveyancing) Regulations 2010 -  
regulation 21*

## Warning notice

Financial and investment advice

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following;

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

**NOTE:** For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:

- a) in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "I am legally required to give you this warning"; or
- b) in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.