

**10A Stradbroke Avenue, Plympton Park, SA 5038**



**House For Sale**

Tuesday, 21 May 2024

10A Stradbroke Avenue, Plympton Park, SA 5038

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 379 m2**

**Type: House**



Samuel Paton  
0882928300



Adam Rice  
0882928300

## Auction (USP)

Welcome to this beautiful home in the heart of Plympton Park, perfectly situated between the vibrant city and the sea. This property offers an ideal setting for those seeking comfort and convenience in a popular coastal suburb. As you approach the home, a tidy, low-maintenance front garden greets you, setting the tone for what lies within. Stepping inside, you'll discover a spacious open-plan living, dining, and kitchen area. The sleek kitchen is equipped with a gas stovetop, stainless steel appliances, and a convenient breakfast bar. The living area, bathed in natural light, provides the perfect space for family relaxation and gatherings. The master bedroom is a true retreat, boasting a large walk-in robe and a luxurious ensuite. Three additional spacious bedrooms are designed with comfort in mind, each serviced by a modern main bathroom that features a bathtub and a separate shower, ensuring ample space for the entire family. The rear yard is designed for both leisure and practicality. A paved area is an ideal spot for hosting guests or enjoying meals outdoors with the family. The grassed area offers a safe and enjoyable space for children to play freely. This home is packed with additional features that enhance its appeal, including a single garage, ducted air conditioning throughout, a large shed in the rear yard for extra storage, and a solar panel system that boosts energy efficiency. Location is a standout feature of this property. It is conveniently located just a short drive from the Plympton Park tram stop, providing direct access to both the CBD and Glenelg. The nearby Jetty Road offers an array of cafes, restaurants, and specialty shops, ensuring all your lifestyle needs are met. Essential amenities can be found at Kurralta Central and Park Holme Shopping Centre, while Westfield Marion, just a 9-minute drive away, provides a wider variety of shopping options. Families will appreciate the proximity to quality schools such as Immanuel College, Westminster School, and Sacred Heart College, making this home an ideal choice for those seeking a balanced and convenient family lifestyle.

**What we Love:**

- Spacious open-plan living, dining, and kitchen area
- Sleek kitchen with gas stovetop, stainless steel appliances, and breakfast bar
- Living area flooded with natural light
- Master bedroom with large walk-in robe and ensuite bathroom
- Three additional spacious bedrooms
- Modern main bathroom with large bathtub and separate shower
- Paved space perfect for outdoor furniture
- Grassed space in the rear yard
- Spacious single garage
- Ducted air conditioning throughout
- Large shed in the rear yard
- Solar panel system for energy efficiency
- Short walk to Plympton Park tram stop
- Proximity to Jetty Road's cafes, restaurants, and specialty shops
- Short walk to the bus stop on Marion Road, direct bus route to Adelaide CBD, Marion Shopping Centre and Club Marion
- 650m to Plympton oval, featuring a playground and Plympton Sports and Recreation club
- Close to Castle Plaza and Edwardstown Soldiers' Memorial that included Edwardstown Bowling and Football Club
- Close to Morphettville Racecourse, Oaklands Wetland Reserve and Marion Outdoor Pool
- Short walk to local shopping and Gym/Physical Fitness Centre
- Close to ALDI and Coles near The Highway and Drakes in Ascot Park
- Nearby Kurralta Central and Park Holme Shopping Centre
- Westfield Marion only a 9-minute drive away
- Close to quality schools such as Immanuel College, Westminster School, and Sacred Heart College

**Specifications:**

Torrens titled  
Council rates: \$2,117.27 per annum  
Builder - Oakford Homes  
ESL - \$373.80 per annum  
Land size - 379sqm (approx.)  
Water rates - \$74.20 per quarter  
Sewer rates - \$122.80 per quarter  
Year built - 2013

**Auction:** Saturday, 8th June 2024 at 10.00am

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.