

11/197-201 Anzac Highway, Plympton, SA 5038



Unit For Sale

Tuesday, 30 January 2024

11/197-201 Anzac Highway, Plympton, SA 5038

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 106 m2

Type: Unit



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Auction On-Site Saturday 17th February 12:30PM

Wonderfully positioned in one of the most convenient locales of the city-fringe west packed with incredible lifestyle ease, this neat and tidy 3-bedroom unit surprises with its spaciousness. Set privately on the ground floor behind high brick fencing, step through an open and airy entranceway before coming to a splendid open-plan living and dining zone for relaxed, everyday living and entertaining. With an updated, modern kitchen overlooking this wholesome hub, enjoying morning starts right through to whipping-up delicious dinners will well and truly be part-and-parcel of your new life. With an uncommon 3-bedroom footprint, including hugely spacious master featuring built-in robes, space-saving bathroom and laundry combo that sees separate shower and bath, as well as separate WC, along with a cosy courtyard of charming brick paving and established greenery - this is a beautiful abode waiting for bright, new beginnings. Exceptional convenience sees you a short stroll to the bustling Kurralta Park & Kmart Shopping Centre for all your everyday essentials plus a raft of local cafes and delicious eateries adding welcome choice for easy eats and cook-free nights. Local parks, reserves and scenic walking trails invite a no-excuse active, outdoors lifestyle too, while great public transport options by way of bus or train are ready to zip you to the city in a flash, as well as the vibrant beachside precinct of Glenelg for the best of living between the city and the sea.

FEATURES WE LOVE

- Beautifully free-flowing entertaining zone as the living, meals and kitchen combine for one excellent open-plan hub
- Stylish modern kitchen featuring abundant cabinetry and cupboards, great bench top space, striking tile splashback, and stainless in-wall oven and microwave
- Large master bedroom with wide windows and mirrored BIRs
- 2 additional ample-sized bedrooms, both featuring BIRs
- Spacious entryway with room for a study area
- Neat and tidy main bathroom featuring separate shower and bath, laundry space, and separate WC for added convenience
- Private brick-paved courtyard with established greenery and fruiting trees
- Handy garden shed and residents' only car park

LOCATION

- A short stroll to the thriving Kurralta Park & Kmart, as well as trendy cafes for easy access to all your shopping and social needs
- Close to local schools, as well as the hugely popular Weigall Oval Reserve and scenic walking and riding paths
- Excellent access to city and beach-bound public transport options, with Adelaide CBD just 3.6km from your front door and Glenelg Beach in under 10-minutes

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

- Council | City of West Torrens
- Zone | UC(Bo) - Urban Corridor (Boulevard)
- Land | TBCsqm(Approx.)
- House | 106sqm(Approx.)
- Built | 1969
- Council Rates | \$TBC pa
- Water | \$TBC pq
- ESL | \$TBC pa