

# 11 Laverack Road, North Plympton, SA 5037

**Tanner**

## House For Sale

Friday, 3 November 2023

11 Laverack Road, North Plympton, SA 5037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 334 m2**

**Type: House**



Myra Brunning

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Simon Bec Tanner

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## Contact Agent

Here's your golden opportunity to secure a fantastic home in this rapidly growing suburb, just a stone's throw away from the vibrant city and stunning coast. Picture this – a serene morning stroll along the coastline, followed by a quick drive home to get ready for work in the city, all within a short commute. This impressive home, constructed in 2019, boasts a luxurious master suite complete with an ensuite and a spacious walk-in robe. You'll also find two more bright and airy bedrooms, each featuring ample built-in storage – ideal for your family or when you're hosting guests. The heart of this home is the beautiful north-facing open-plan living area, which serves as the central hub of the home. A stunning dining space and kitchen with a large oven and gas cooktop, dishwasher, and walk in pantry. This living area opens seamlessly to an alfresco entertainment space with serious wow factor. After a long, busy day, step outside and you'll be greeted by a covered spa area. It's the perfect spot to relax with friends and family, or if you're feeling adventurous, take a refreshing cold plunge and give your metabolism a boost. The location is what truly sets North Plympton apart. Superbly positioned midway between the city and the coast – just a 10-minute drive in either direction. You'll have excellent shopping convenience with local stores, and just a quick zip into the city to the Adelaide Central Market, restaurants and bars. Imagine living so close to all the action. You can take a leisurely stroll to the local reserve at the end of the street, which features fantastic sporting facilities. And if you're an avid cyclist, hop onto the westside bike path just around the corner. For some retail therapy, wander down to Kurralta Central shopping mall and don't miss brunch at one of the city's best cafes, Froth & Fodder, along the way. The best part? All the hard work has been done for you. This home is ready and waiting for you to move in. It doesn't get any better or more convenient than this. What we love about this property:- Zoned reverse cycle ducted air conditioning and heating- Gas hot water - Low maintenance garden with shed- Second living area for extra flexibility- A double garage for your convenience- A 6.6 kW solar system to keep your energy bills in check. It's our absolute privilege and pleasure to bring this property, to the market. Please call Myra Brunning or Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 6214-786 Council | City of West Torrens Zoning | Z2404/Housing Diversity Neighbourhood Built | 2019 Land | 334m<sup>2</sup> (Approx.) Council Rates | \$1,689.90 p.a. ES Levy | \$175.45 p.a. S.A. Water | \$74.20 p.q. Sewer | \$127.41 p.q. Title | Torrens