

**113 Raglan Avenue, South Plympton, SA 5038**



**Sold House**

Friday, 20 October 2023

113 Raglan Avenue, South Plympton, SA 5038

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 401 m2**

**Type: House**



Andrew Hodge



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**\$915,000**

It's a pleasure to present this beautiful, contemporary home that offers a little bit more at every turn. A flexible floorplan with an impressive list of extras combines with design features & great attention to detail to create a warm & inviting home. The generous allotment brings a little over 400 sqm & over 180 sqm of living where space is matched perfectly with a highly desirable & convenient location. Instant street appeal provides secure entry and extra off-street parking & then a bright office or small lounge at entry. Three generously sized bedrooms are located at the front of the home with the master featuring a walk-in robe and private ensuite. Beds two & three both have quality built-in robes with mirrored doors. A study further along will provide some privacy for work, creative hobbies or perhaps a great option for a kids zone. The heart of the home lies with generous & bright open plan living that easily caters for extended gatherings and spacious day to day living. A galley style kitchen brings a large island bench with stone top for functionality and a great place to perch and be a part of modern family living. A 900mm stainless oven & gas cooktop will help feed the tribe with a welcomed large fridge alcove & dishwasher at hand. A fantastic addition is the large butlers pantry with a sink and storage galore to keep family clutter at bay. The view from the living is stunning across a manicured lawn & gardens with established landscaping. The large alfresco extends entertaining options under the main roof & is fully tiled with water supply waiting for an outdoor kitchen creation. Timber screening and clever design hide away the service area with clothesline, rainwater tank & shed at the rear. Other features include:

- Rendered brick construction, not lightweight panels with Mossman guttering and butted glass at entry.
- Oversized doors & 2.7m ceilings throughout.
- Exposed aggregate driveway with electric sliding gate to be installed.
- Auto door to the single garage with roller door at the rear accessing a handy & versatile courtyard.
- Automatic garden & lawn watering system.
- Large shower alcoves with recesses & feature tiling, family bathroom has a tub & convenient separate loo.
- Ducted & zoned reverse cycle air conditioning with quality fans
- Combination of feature pendant lighting & LED's
- Instant gas hot water.

This is a very complete and stylish home offering a great lifestyle and great value. Located part way between the CBD & Adelaide's best beaches, both are within easy reach along with good public transport options. Edwardstown Oval is only a moment away providing recreation with local shops & larger shopping centres close by. A quick search shows zoning and convenient access for a variety of schooling options.