

# 11A Barker Avenue, South Plympton, SA 5038

NOAKES  
NICKOLAS

## Sold House

Wednesday, 21 February 2024

11A Barker Avenue, South Plympton, SA 5038

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Simon Noakes  
0402211543



Jorden Tresidder  
0478727400

**\$910,000**

Presenting with commanding street presence onto Barker Avenue, this contemporary three-bedroom home offers a modern home base of wide appeal and all the practicality of life between the coast and sea in South Plympton. A sleek red brick and charcoal façade guides you into the entry onto stylish floating timber floors. To your right, an ideal home office is set away from the rest of the home, with floor-to-ceiling sheers adding to a sense of calm. Three carpeted bedrooms line the hall, all fitted with extensive built-in storage for everyday practicality. The main bedroom adds on a stylish private ensuite that includes a wall-hung double vanity, while bedrooms two and three share the main bathroom, complete with a large walk-in shower and dual showerheads, back-to-wall freestanding bathtub, separate toilet and additional powder room style sink. Open plan living and your backyard alike enjoy glorious all-day natural light thanks to a favourable north-easterly orientation. A chic kitchen comes together between sleek white cabinetry, mirrored splashback and benchtops, with a breakfast bar made for Friday night drinks and casual morning breakfast alike. There's plenty of room for an entertainer's dining table and family sized sofa, with a great wall of glass framing the Alfresco and landscaping beyond. You can appreciate the undercover patio in all seasons, while contemporary good neighbour fencing, established hedging, and enough lawn for pets and kids will keep everyone happy. Ideal for the family, entertainer, regular beachgoer, city worker, empty nester, retiree... the list goes on for this fabulously flexible home base in easy access South Plympton. Embrace various means to commute into the city for work or pleasure with ease, enjoy weekends dining at Glenelg and swimming at West Beach, easy everyday shopping at nearby Kurralta Central, and great local cafes including Froth and Fodder and Beckman Street Deli. More features to love:- Reverse cycle ducted A/C plus ceiling fan to main bedroom- Secure garage with auto panel lift door and further off-street parking on exposed aggregate driveway- North-facing alfresco & living area- Dedicated study- 2000L Rainwater tank- Low maintenance and irrigated landscaping- Zoned to Plympton International College, close to Forbes Primary, Plympton Primary and Immanuel College and within the catchment area for Plympton South Kindergarten- Walking distance to tram stops, Edwardstown railway station and Anzac Highway buses- Just 4.2km to the sands of Glenelg and 4.7km to the Adelaide CBD Land Size: 264sqm Frontage: 7m Year Built: 2019 Title: Torrens Council: City of Marion Council Rates: \$2038 PASA Water: \$192.40 PQES Levy: \$365 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.