

11A Brinkworth Street, South Plympton, SA 5038



House For Sale

Tuesday, 11 June 2024

11A Brinkworth Street, South Plympton, SA 5038

Bedrooms: 3

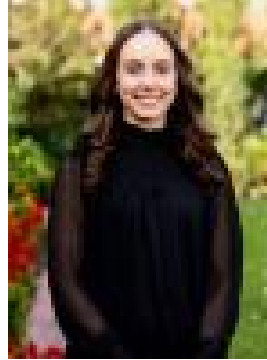
Bathrooms: 2

Parkings: 2

Type: House



Adam Keane
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Abbey Sinfeld
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Auction (USP)

Located in the heart of South Plympton, this luxurious 3-bedroom family home boasts an enviable location, perfectly positioned between the vibrant city and the serene Glenelg coastline. This prime position offers the best of convenient coastal living, making it an ideal choice for families seeking both comfort and lifestyle. Upon arrival, the meticulously maintained front garden greets you with its lush greenery and stylish rendered frontage of the home. Stepping inside, you're welcomed by a long hallway that leads to an expansive open-plan living, dining, and kitchen area. This spacious hub of the home is perfect for family gatherings and entertaining. The modern kitchen is stunning, featuring a large island bench with elegant stone benchtops, sleek black cabinetry, a gas stovetop, stainless steel appliances, and a generous butler's pantry. Adding to the home's appeal is a second living room located centrally, offering an additional space to relax and unwind. The master bedroom is a true retreat, complete with a walk-in robe and a contemporary ensuite bathroom featuring a large shower. Bedrooms 2 and 3 are equally spacious, both equipped with built-in robes, providing ample storage. The main bathroom continues the modern theme with full tiling, a large vanity, a full-size bathtub, and a separate shower. The allure of this home extends outdoors to a large undercover alfresco area. This space is perfect for hosting guests and entertaining, seamlessly connecting indoor and outdoor living through large glass sliding doors. A spacious grassed area offers a safe place for children to play and enjoy the outdoors. Additional features of this exquisite home include ducted air conditioning throughout, a large internal laundry, a garden shed, and a garage for secure parking with an extra off-street parking space. Location is key to this property's charm. Kurralta Central is a short drive away for essential shopping needs, while Westfield Marion, just 12 minutes away, offers a wider variety of retail options. The South Plympton tram stop is within walking distance, providing easy direct access to the CBD and Glenelg's Jetty Road, renowned for its cafes, restaurants, entertainment, and shopping, as well as the stunning beach. For golf enthusiasts, the Glenelg Golf Club is just a short drive away. Families will appreciate the proximity to quality schools such as Immanuel College, Sacred Heart College, and Westminster School. This South Plympton gem truly offers an unparalleled lifestyle, blending luxury, convenience, and family-friendly features in a highly sought-after location.

What we Love:

- Prime location between the city and Glenelg
- Meticulously maintained front garden with lush greenery
- Stylish rendered frontage
- Open-plan living, dining, and kitchen area
- Modern kitchen with large island bench and stone benchtops
- Sleek black cabinetry and gas stovetop
- Stainless steel appliances and generous butler's pantry
- Second living room for additional relaxation space
- Spacious master bedroom with walk-in robe and ensuite
- Bedrooms 2 and 3 with built-in robes
- Large, fully tiled main bathroom with a large vanity, full-size bathtub, and separate shower
- Large undercover alfresco area for entertaining
- Spacious grassed area
- Ducted air conditioning throughout
- Large internal laundry
- Garden shed
- Garage for secure parking and additional off-street parking space
- Close proximity to Kurralta Central and Westfield Marion
- Walking distance to South Plympton tram stop
- Short drive to Glenelg Golf Club
- Nearby quality schools: Immanuel College, Sacred Heart College, Westminster School

Other Information

Title / Torrens Council / City of Marion
Zoning / General Neighbourhood
Year Built / 2017
Frontage / 9.51m
Land Size / 354 m²
Approximate Outgoings
Council Rates / \$463.15
PQESL Rates / \$155.80
PA Water Sewer / \$107.45
PQ Water Supply / \$74.20

Auction: Saturday, 22nd of June 2024 at 11.00am
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.