

123 Raglan Avenue, South Plympton, SA 5038

NOAKES
NICKOLAS

Sold House

Tuesday, 15 August 2023

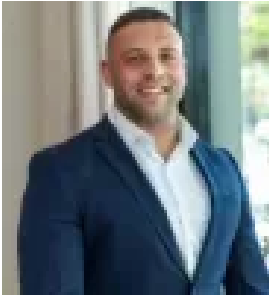
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Bedrooms: 3

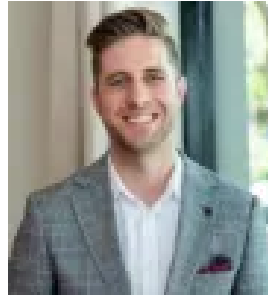
Bathrooms: 2

Parkings: 2

Type: House



Jordan Tresidder
0881663989



Callan Eames
0881663989

\$870,000

Built to a high standard in 2018, this impressive two-storey townhome offers a wonderful lifestyle between the city and the coast in South Plympton. Behind a commanding brown brick and hebel façade, enter via the tall timber front door onto quality timber look floors to find a formal lounge room to your left, enjoying wonderful all-day natural light. Down the hall, emerge in the open plan living and take in a generous living space with plenty of room for your large dining table and family-sized lounge, while a sparkling kitchen takes form under pendant lighting. Between gleaming cabinetry, a vast Caesarstone benchtop, glass splashbacks and practical stainless steel appliances (including a gas cooktop), you'll love entertaining and cooking up a storm here in your very gourmet kitchen. Outdoors, the paved Alfresco sits under the main roof and creates a wonderful space to dine or set up an outdoor lounge setting for lazy afternoon naps. Upstairs, three bedrooms are light and bright thanks to well-placed windows, each fitted with a mirrored built-in robe to maximise practicality while increasing the sense of space. The largest of the three enjoys the added convenience of an ensuite bathroom with a large shower, while bedrooms two and three are serviced by the stylish fully-tiled main bathroom including a family-friendly bathtub. Wonderfully designed in a neutral colour palette and still emanating that 'brand new' feel, this townhome of wide appeal will be sure to tick boxes for investors, families, professionals and so many more in South Plympton. From Raglan Avenue you're just a short drive to Castle Plaza shopping, including Coles and Target, with your handy local Drakes in Ascot Park for those last-minute items. Explore local café hotspots including the Front Page Café and It Takes A Village, while Glenelg and Somerton Park beaches are a short drive away for all your days off and post-work swims and strolls. More features to love:- Reverse cycle ducted A/C throughout plus split system A/C unit to garage- Secure double garage with rear roller door access and two more secure off-street parks- Ground floor powder room- Secure alarm system and security blinds to front-facing first floor windows- Instant gas hot water system- Rainwater tank plumbed to laundry and W/Cs- Irrigation to front and rear gardens- Zoned to Hamilton Secondary College, walking distance to Forbes Primary and within the catchment area for Forbes Children's Centre- A stroll to Woodlands Park Railway Station and bus stops along Raglan Avenue- Just 4.5km to the shores of Glenelg and 5.6km to the Adelaide CBD

Land Size: 291sqm
Frontage: 11.54m
Year Built: 2018
Title: Community
Council: City of Marion
Council Rates: \$1,904
PASA Water: \$200
PQES Levy: \$152
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.