

13 Raymond Avenue, North Plympton, SA 5037



House For Sale

Thursday, 13 June 2024

13 Raymond Avenue, North Plympton, SA 5037

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 670 m2

Type: House



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Auction On-Site Monday 24th June 5:15PM

Nestled in this tightly held and neighbourly pocket on the quiet side of Adelaide Airport, the once under the radar Netley now thriving with young families keen to be arm's reach to both the soft sands of the beach, as well as the CBD, 13 Raymond Avenue is at long last ready for bright new beginnings. Much-loved and single-owned, this mid-century charmer set on an enticing 670sqm parcel opens its doors to a wide variety of potential buyers. From eager first-time buyers set on securing size that lets them update as they go, renovation professionals thrilled with the thought of renovating this solid footprint so a new family can slide straight in, to ambitious developers who know what architectural possibilities await with such a sizeable block on offer - options abound and the excitement is palpable (STCC). Neat and tidy as is, the workable floorplan enjoys a light-filled lounge and cosy original kitchen and meals, together with 3 ample-sized bedrooms, and delightful outdoor entertaining. For those looking to stay, make the most of a solar-system and sweeping, sunbathed backyard providing priceless room for the kids to play (now or when they arrive) or the pooch to happily roam, while a long driveway, carport, garage and sheds solve all your car parking and storage needs. Surrounded by whisper-quiet, residents' only streets, and with a long-list of everyday amenities right at your fingertips - from your local Coles or the bustling Kurralta Park & Kmart Shopping Centre around the corner, a variety of leafy parks and riding trails leading you all the way to the Glenelg's vibrant Jetty Road, and a 10-minute bee-line to the CBD straight down ANZAC Highway... seizing a prime block in this understated corner of the seaside west is an opportunity not to let slip through your fingers!

FEATURES WE LOVE

- Mid-century original home set on a spacious 670sqm (approx.) allotment inviting limitless refurb, renovation, redesign or rebuild potential (subject to council conditions)
- Lovely formal lounge, and cosy original kitchen and casual meals zone
- Generous master bedroom, as well as 2 additional ample-sized bedrooms (one with BIR)
- Neat and tidy bathroom with separate WC, practical laundry, and solar-system
- Ducted reverse cycle air conditioning, and roller shutters
- Charming outdoor entertaining area adjoining the long carport with room for several vehicles
- Sunny and sweeping backyard offering loads of space to play
- Secure garage, as well as multiple sheds
- Low maintenance front yard with established greenery

LOCATION

- Walking distance to Netley Kindy, and around the corner from Plympton Primary, St John's and Plympton International for great schooling options
- Moments to your local Coles or a stone's throw further to the bustling Kurralta Park & Kmart Shopping Centre teeming with delicious cafés and eateries
- Less than 10-minutes to West and Henley Beach, along with the vibrant Glenelg for an incredible summer season lifestyle
- Only 6km to Adelaide CBD by way of bike, bus or car for remarkable city-to-the-sea positioning

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | WEST TORRENS Zone | GN - General Neighbourhood Land | 670sqm (Approx.) House | 210sqm (Approx.) Built | 1964 Council Rates | \$1,465.90pa Water | \$TBC pqESL | \$341.45pa