

**14C Manfred Street, Plympton, SA 5038**

**NOAKES  
NICKOLAS**

**Sold House**

Wednesday, 12 June 2024

**14C Manfred Street, Plympton, SA 5038**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 181 m2**

**Type: House**



Zac Watts

0448217726



Nadia Covino

0427003933

**\$985,000**

SOLD BY ZAC WATTS & NADIA COVINO. Set to enjoy the premier perks of its central city and coastal proximity, this Torrens-titled townhouse combines the best of both worlds from a luxury-appointed, contemporary-built address. Safely bookended between its matching neighbours, the façade showcases a neutral palette of rendered Hebel panels, offset by fresh landscaping, black window frames and roller door concealing a secure garage with internal access. Extending between 2.7m ceilings and large format tiling, the lower-level centres around a spacious open plan design with an overarching layer of luxurious comfort. From the huge family space to the adjacent dining and hi-spec kitchen appointed with 900mm Euro stainless-steel appliances, dishwasher, subway-tiled splashback and sleek stone benchtops – every occupant and guest will feel at home whilst enjoying this domain. A laundry and powder room complete this functional floor, whilst glass sliding doors connect to an alfresco accompanied by a ceiling fan and surrounded by aggregate paths, easy-care gardens and secure good neighbour fencing for all to safely savour. Rising to a second floor designed to support family growth, every family member will love retiring to their own bedroom upon cosy plush carpets, headlined by a vast master fitted with walk-in robe, elegant floor-to-ceiling tiled ensuite and private balcony. Three additional bedrooms each boast their own built-in robes and generous proportions, sharing access to a three-way bathroom to make the busy morning routine that much easier. Endless recreation awaits at the end of your street, provided by the tennis courts, playgrounds and green space of Weigall Oval, whilst all your daily conveniences are taken care of with proximity to multiple modes of public transport, café culture and Kurralta Central. Even more to love:- Secure garage with extra off-street carpark in driveway- Floor-to-ceiling tiled bathrooms- Downstairs laundry & powder room- Ducted R/C air conditioning- Large under-stair storage- 1200mm x 300mm tiles- Freshly painted- Tinted western windows- Irrigated front & rear gardens- Walking distance from the city-to-bay tramline- Zoned for Plympton International College- Surrounded by reputable schooling including Plympton Primary, St. John the Baptist, Emmaus & Immanuel College- Proximity to Froth & Fodder, Kurralta Central & Westfield Marion Land Size: 181sqm Frontage: 9.9m Year Built: 2018 Title: Torrens Title Council: City of West Torrens Council Rates: \$1,303.05 PASA Water: \$270.68 PQES Levy: \$146.75 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.