

# 1A Chitral Terrace, South Plympton, SA 5038

NOAKES  
NICKOLAS

## Sold House

Monday, 14 August 2023

1A Chitral Terrace, South Plympton, SA 5038

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Zac Watts  
0448217726



Jorden Tresidder  
0478727400

**\$1,011,000**

From the immaculate rendered streetscape to its Torrens-titled, easy-care parcel, this dual-level residence ticks all the right boxes for an elevated family lifestyle from the in-demand city-to-surf pocket of South Plympton. Designed under 3m ceilings, the internal footprint spans over 293sqm of totally luxurious living upon porcelain tiles, focusing on functional flexibility so you won't outgrow your newly found homebase and can comfortably settle into the many seasons of family life. From formal living to an open plan hub, your standards will be surpassed by both the space and aesthetic of the lower level, as visually appealing as it is super practical with a custom kitchen at the helm, boasting Blanco appliances, dishwasher, 2pac cabinetry, pull-out pantry and smoked glass splashback. Sliding doors incorporates the under roof alfresco and open-air decking as a secondary entertainment space, made suitable no matter rain, hail or shine by Ziptrak blinds and a ceiling fan. Ascend the floating staircase to a second level that is equipped to oblige both sleeping and study requirements. The front-facing master provides a retreat deserving of household heads, complimented by an ample walk-in robe, ensuite with dual vanity and east-facing balcony to catch the sunrise and savour your morning coffee in peace before the rest of the house wakes. Forming a zone for the younger generation, both additional bedrooms are fitted with built-in robes, positioned adjacent to a sleek 2pac-clad study nook and main bathroom - also tiled floor-to-ceiling but this time fitted with deluxe freestanding bath to multiply the bubbles and wash away the day's dirt. Always feel secure within your home base with parking behind automatic electric gates, internal entry direct from the double garage, plus a reassuring combination of security cameras, zoned alarm and intercom system. From your front door, enjoy an easy city commute via the bus stop, or a quick tram ride down to the cultured strip of Jetty Road to enjoy dinner, a movie and a sunset Esplanade walk. For the sea-lovers and city hustlers, take the best of both worlds and make it yours from Chitral Terrace... Even more to love:

- Torrens-titled, easy-care allotment
- Double garage with built-in storage space
- 3m ceilings downstairs, 2.7m upstairs
- Floor-to-ceiling porcelain tiled bathrooms
- Downstairs powder room
- Ducted vacuuming
- Daikin ducted R/C air conditioning
- Cosy gas fireplace
- 6.6kW solar system
- Zoned for Plympton International College
- Proximity to Emmaus Christian & Immanuel College
- Easy access to Westfield Marion, Flinders University & Hospital

All of this and so, so much more... Land Size: 299sqm Frontage: 14m Year Built: 2016 Title: Torrens Council: City of Marion Council Rates: \$1,766.60 PASA Water: \$250 PQES Levy: \$257.95 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.