

**1B Dudley Avenue, North Plympton, SA 5037**



**House For Sale**

Wednesday, 31 January 2024

1B Dudley Avenue, North Plympton, SA 5037

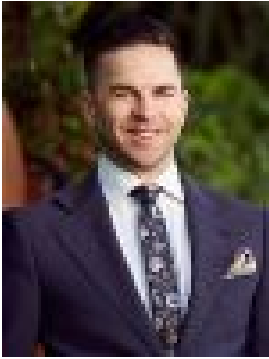
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 201 m2**

**Type: House**



Adrian Patterson

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## **\$880K Auction On Site Sat 17 February 1:30PM**

Discover the pinnacle of contemporary living at 1b Dudley Avenue, North Plympton - a skillfully designed, low-upkeep delight that saved the best for last. Built in 2023, this Torrens Titled three-bedroom home boasts sophistication, comfort, and convenience. As you step through the door, a contented sigh of relief is inevitable. The eye-catching facade and smart street presence set the tone for the meticulously designed interior. Ideal as an astute investment or a lock-up-and-leave residence, the noticeably low-maintenance layout ensures stress-free living. Enter through the sheltered porch or directly from the garage - your choice. The striking entrance staircase becomes an immediate focal point, leading to a voluminous open-plan zone with a study nook. The monochrome-hued kitchen and dining area, with its stylish feature splashback tiles, invites slow mornings and leisurely brunches. Step into the tiled alfresco area for outdoor hosting and relaxation. Upstairs, three spacious bedrooms enjoy lofty views, and the bathrooms showcase touches of glam. The home's location is both convenient and indulgent - close to major thoroughfares, including Marion Road and Anzac Highway, with the Adelaide Airport just minutes away. Harbour Town Premium Outlets and the soft sands of West Beach are easily accessible, ensuring a perfect blend of convenience and leisure.

**Features We Love:**

- Secure parking with a slightly larger garage
- Smart double-storey design
- Abundant windows for natural light
- Flowing, open-plan areas
- Private yard and sheltered outdoor entertaining
- Ducted reverse cycle air conditioning
- Stylish kitchen with a generous island, dishwasher, and gas cooktop
- Quality flooring throughout
- Main bedroom with ensuite featuring a double shower and walk-in robe
- Family bathroom with a deep soaking tub

**Location:**

- Short stroll from beautiful Weigall Oval Sporting Ground
- Walking distance to public transport and shops
- Minutes to local reserves, tennis courts, and walking trails
- Under 7km from the Adelaide CBD
- Easy drive to the stunning coastline and beaches

This turnkey-ready residence is a testament to thoughtful design and modern living. Don't miss the chance to make it your own. Visit us for an exclusive inspection today!

**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 | City of West Torrens Zone | Housing Diversity Neighbourhood (Z2404) - HDN Land | TBCsqm (Approx.) House | 201sqm (Approx.) Built | 2023 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa