

**25/197-201 Anzac Highway, Plympton, SA 5038**



**Other For Sale**

Tuesday, 21 May 2024

25/197-201 Anzac Highway, Plympton, SA 5038

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



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## Best Offer By 11th of June at 12pm (USP)

Welcome to this perfectly positioned apartment in the heart of Plympton, where modern comfort meets convenient living. This beautifully updated apartment features a range of contemporary enhancements, including freshly painted interiors, new carpets throughout, and energy-efficient LED downlights. The spacious open-plan lounge, dining, and kitchen area is flooded with natural light from the large floor-to-ceiling windows, creating a bright and inviting atmosphere. The full-size kitchen is a chef's dream, equipped with a gas cooktop, dishwasher, and breakfast bar, offering ample bench and storage space for all your culinary needs. The convenience continues with a front loader washer/dryer, ensuring laundry days are a breeze. Enjoy the comfort of reverse cycle split system air conditioning, providing year-round heating and cooling, and the efficiency of a centrally connected gas hot water system. Both spacious bedrooms feature built-in robes, offering plenty of storage, while the fully tiled bathroom boasts a large shower and separate toilet for added convenience. Step outside to your generous private courtyard, a perfect retreat for relaxing or entertaining, surrounded by a low-maintenance garden. Secure rear access and an allocated car space add to the practicality of this superb property. Safety and security are paramount, with an intercom building entry system providing peace of mind. Additional benefits include strata fees that cover gas charges, making it one of the most cost-effective apartments in the complex. Located in a prime position, this apartment is just steps away from public transport including the tramline that provides direct access into the CBD and into Glenelg. Shopping can be done just moments away at Kurralta Central Shopping Centre or for more variety, Westfield Marion is only a 15-minute drive away. For peace of mind, Ashford Hospital is in close proximity. Nearby schools such as Immanuel College, Sacred Heart College and Westminster School add to the appeal for families looking to settle in a vibrant and accessible community. This apartment truly offers the best of both worlds - modern updates and a prime location, making it arguably the best apartment in the group. What we Love:

- Freshly painted interiors
- New carpets throughout
- Energy-efficient LED downlights
- Spacious open-plan lounge, dining, and kitchen area
- Large floor-to-ceiling windows
- Full-size kitchen with gas cooktop, dishwasher, and breakfast bar
- Reverse cycle split system air conditioning
- Centrally connected gas hot water system
- Two spacious bedrooms with built-in robes
- Fully tiled bathroom with a large shower
- Generous private courtyard
- Allocated car space
- Intercom building entry system
- Strata fees include gas charges
- Close to public transport, including tramline to CBD and Glenelg
- Moments away from Kurralta Central Shopping Centre
- 15-minute drive to Westfield Marion
- Close proximity to Ashford Hospital
- Nearby schools: Immanuel College, Sacred Heart College, and Westminster School