

28 Clement Street, Plympton Park, SA 5038

**NOAKES
NICKOLAS**

Sold House

Tuesday, 15 August 2023

28 Clement Street, Plympton Park, SA 5038

Bedrooms: 4

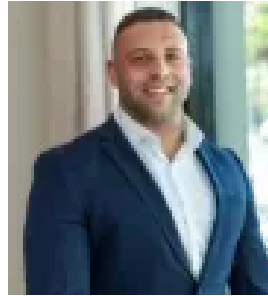
Bathrooms: 2

Parkings: 4

Type: House



Simon Noakes
0402211543



Jorden Tresidder
0881663989

\$1,047,000

If the white picket fence has always been your dream, take this beauty on face value. Surrounded by similar homes on picture-perfect Clement Street, this ageless mid-20's double brick bungalow of four bedrooms is a worthy home base for your next chapter of memories in Plympton Park. Framed behind that coveted picket and set on a manageable 451m², a freshly painted façade and a classic bungalow verandah set the tone for a home that perfectly fuses enduring original features with contemporary comfort and style, from its lofty 3m ceilings, spacious original rooms and pretty leadlight details to its modern floating floors and plantation shutters. The wide central hall is flanked by two well-sized carpeted bedrooms, each fitted with built-in robes and generous banks of windows, surrounded by hints of that original Western red cedar. Two further bedrooms can be easily used as a study and a second lounge, depending on the needs of your household, while a European laundry and two light and bright contemporary bathrooms ensure everyday convenience. A wall of glass and a favourable north-easterly orientation illuminate the open plan living, your year-round scene for family time and entertaining alike. A sleek kitchen is wrapped in 2-pac style cabinetry, with a funky feature tiled floor, chic island bar and stainless steel appliances shaping an aesthetic and functional engine room to complement the generous lounge and dining. A preserved original fireplace creates a winter focal point, while as the weather warms, you'll love opening the French doors to the extensive pergola, expanding under a timber-beamed raked roof to create a welcoming sense of space overlooking low maintenance and private gardens. There's room for both an outdoor lounge setting and a dining table out here for sure, delivering on that all-Aussie Alfresco lifestyle, while kids and pets have room to play on the front lawns safely within the confines of new electric gates. Stylish and considered, this warm feel-good family home is ready to please. Set on Plympton Park's most picturesque street, embrace an ideal location between the Adelaide and expansive suburban coastline. CBD workers and beachgoers alike will love living within walking distance of the tram line, while frequent flyers can enjoy a speedy commute to the airport. From Clement Street, you're walking distance to local hotspots KOM Coffee, The Front Page and Beckman Street Deli, while ALDI, Coles Anzac Highway, Forbes Shopping Centre and Kurralta Park Central ensure everyday shopping is a breeze. If you're ready, settle in for a life of convenience, leisure and pleasure in Plympton Park. More features to love:- Reverse cycle ducted A/C plus split system A/C to living and ceiling fans to bedrooms- Secure electric gate, double carport and further off-street parking- Bill-reducing 5kW Sunrack solar system installed 2013- Gas hot water system- Irrigated gardens and tool shed- New driveway, paths and roof- Zoned to Plympton International College, walking distance to Forbes Primary and Emmaus Christian College, close to Plympton Primary and within the catchment area for Plympton South Kindergarten- Easy access to Marion Road buses and 460m to Stop 10 Marion Road tram stop- Just 4km to Glenelg and 4.6km to the Adelaide CBD Land Size: 451sqm Frontage: 15.24m Year Built: 1925 Title: Torrens Council: City of Marion Council Rates: \$1,984.94 PASA Water: \$189.33 PQES Levy: \$112.70 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.