

**28 Elizabeth Avenue, Plympton, SA 5038**



**House For Sale**

Friday, 1 March 2024

28 Elizabeth Avenue, Plympton, SA 5038

**Bedrooms: 4**

**Bathrooms: 2**

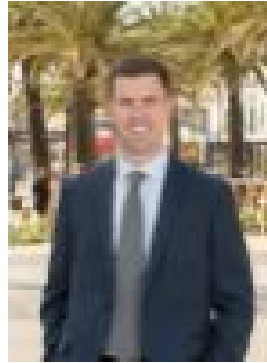
**Parkings: 4**

**Area: 766 m2**

**Type: House**



Adam Keane  
0421225630



Chris Daley  
0422465689

## Auction (USP)

Offering dual, independent living, this 1925-built Bungalow is sure to tick all the boxes. The main house boasts three bedrooms and an updated bathroom. All three bedrooms have ceiling fans while two offer built-in robes and the master features a charming fireplace. Wooden blinds, quality carpets and on trend colour palette to walls and woodwork complete the look of this character Bungalow. The site has potential for 5 group dwellings to be built (STCC) so it is also a great opportunity for developers. The prized location between the city and the sea will delight those craving convenience while anyone looking to accommodate extended family or generate a rental income will appreciate the well-designed layout. Close to public and private schools along with The Highway Hotel precinct, public transport and the new ALDI supermarket. For absolute convenience, the Adelaide CBD and Adelaide Airport are within easy reach, along with renowned Glenelg beaches. Adding incredible flexibility, a large renovated and detached second dwelling, offers one bedroom with built-in wardrobes and a full size bathroom/laundry. There's a large living room which seamlessly connects to a covered porch while a large kitchen and meals area is sure to impress the avid cook. Extra features include ducted reverse-cycle air-conditioning to the main house, reverse-cycle air-conditioning in the second dwelling, a large shed/workshop, a detached shaded patio and a smaller garden shed. All this is set on a large 766sqm block with two carports and dual driveways through to the backyard. What we Love: • 1925-built Bungalow designed for dual, independent living • Three bedrooms and an updated bathroom in the main house • Ceiling fans in all bedrooms • Two bedrooms with built-in robes • Reverse cycle air-conditioning for year-round comfort • Large gas space heater in the dining area • Contemporary kitchen with stainless steel appliances, gas cooking, and dishwasher • Rear lobby utilised as a casual dining area, adjacent to the modern laundry • Renovated and detached second dwelling with one bedroom and built-in wardrobes • Large shed/workshop and Smaller Garden Shed • Detached shaded patio • Set on a large 766sqm block (approx) • Two carports and dual driveways to the backyard • Prized location between the city and the sea and Potential for 5 group dwellings to be built up to 3 storeys (STCC) • Zoned Housing Diversity Neighbourhood • Proximity to public and private schools, The Highway Hotel precinct, public transport, and the new ALDI supermarket • Easy access to Adelaide CBD, Adelaide Airport, and renowned Glenelg beaches Auction: Saturday, 23rd March 2024 at 12:30pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.