

**2B Osborn Terrace, Plympton, SA 5038**



**Sold House**

Friday, 3 November 2023

2B Osborn Terrace, Plympton, SA 5038

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 281 m2**

**Type: House**



Bronwyn Drabsch

**\$870,000**

Conveniently located between the city and the sea, this modern home is perfect for those looking for easy-care living. Built in 2012 it has been meticulously maintained and is ready for you to simply move in and enjoy. Featuring a formal lounge at the front of the home plus a casual open living area to the rear, that adjoins the well appointed kitchen. The living area opens out to the all-weather outdoor entertaining area (with retractable blinds) and the established low-maintenance garden with a stunning magnolia hedge, perfect for summer get-togethers with family and friends. The kitchen features a central island, lots of storage and bench space plus an under-bench microwave provision, gas cooktop, stainless steel canopy range hood and dishwasher. There is also a handy third bathroom downstairs plus a well-appointed laundry with lots of additional cupboard space. Upstairs there are three spacious bedrooms plus room at the top of the stairs for a casual sitting area or perhaps study space for the kids. The main bedroom features a walk in robe and ensuite plus a private balcony with an easterly aspect toward the hills. The second and third bedrooms both feature built-in robes and share access to the family bathroom. Additional features include:

- Handy third bathroom downstairs
- Ducted reverse cycle Mitsubishi air-conditioning system (12.5kW with hyper inverter) plus Odyssey ventilation system (both approx 18 months old)
- Plenty of storage cupboards plus under-stair storage
- Automatic gate with intercom system
- Lockup garage for one car plus additional off-street parking
- Irrigation to front garden bed
- Handy garden/storage shed
- Security system
- Ducted vacuum system

Perfect for those looking for the convenience of near-city living whilst also being close to the beach. You are walking distance to several local cafes, restaurants and shops for the weekly essentials, with easy access to several larger shopping centres including the Kurralta Park Shopping Centre and Castle Plaza. The westside bikeway runs past the front of the home making this ideal for the cyclist and for those who enjoy a run or walk in the morning, and you are also close to great sporting facilities and some of Adelaide's best private and public schools. This certainly is convenient. For further information or details about inspection times please contact Bronwyn today.

**RATES AND FEES:** Council rates: \$1,445.55 per annum  
SA Water - water rates: \$74.20 per quarter  
SA Water - sewer rates: \$108.99 per quarter  
Emergency Services Levy: \$157.35 per annum

**OTHER INFORMATION:** Council: City of West Torrens  
Year Built: 2012

**PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. To assist you with your research on the property's market value we can provide you with the recent sales for homes in the area. Please contact the agent and we can forward these to you. The vendor's statement can be provided to you via email or can be viewed at the agent's office in the three days preceding the auction (please contact the agent to arrange a time to view the document). The vendor statement will also be available for viewing at the property on auction day for 30 minutes before the auction begins. Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice. RLA309601