

**3/4 Pistolier Street, Plympton, SA 5038**

**GaryJSmith**

**Sold Unit**

Saturday, 12 August 2023

3/4 Pistolier Street, Plympton, SA 5038

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 113 m2**

**Type: Unit**



Leona Stretch

0418321162

**\$632,000**

Perfectly positioned only metres from parklands & offering a private easy-care lifestyle, sits this attractive single level home unit that has all the relevant boxes ticked. Currently leased until May 2024, it presents as an ideal investment opportunity with the flexibility to occupy or re-lease down the track. What we love about the home:

- Positioned at the rear of a small complex of only three homes
- Private front courtyard entrance
- Property has been recently renovated
- Three bedrooms & refurbished central bathroom
- Kitchen with stainless steel appliances overlooking dining area
- Spacious lounge room with sliding doors to rear yard
- Secure garage with rear access

This outstanding home boasts many fine appointments including durable floating timber floors, ducted reverse cycle air conditioning for that 'all year' round comfort, ceiling fans to all bedrooms, Rinnai heater, Bosch dishwasher, gas hotplates, built in robes in master, contemporary LED lighting, large laundry, separate toilet and floor to ceiling tiling in bathroom. Externally there is a gas instantaneous hot water service, undercover & paved entertaining area, clothesline & a large 'L' shaped yard which would easily accommodate children's recreation or friends gathering for those weekend BBQ's. You are also surrounded by a superb selection of primary & secondary schools including Plympton Primary, Plympton International College, St John the Baptist, Forbes Primary & the popular Immanuel College. Not only are you positioned conveniently along the Transport Corridor, but you are walking distance to most amenities including the Highway & Aldi Shopping Centre & only a short drive to the CBD & some of the best beaches in Adelaide. This one is a real gem!

Price: \$590,000 to \$620,000  
City of West Torrens CT 5101/870  
Built : 1992  
Council Rates: \$1,102.10pa  
Water Rates: \$153.70pq  
Strata Fees: Shared strata insurance only