

**335A Anzac Highway, Plympton, SA 5038**

**Raine&Horne.**

**House For Sale**

Friday, 12 April 2024

335A Anzac Highway, Plympton, SA 5038

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 196 m2**

**Type: House**



Constantine Pappas  
0423047020



Soe Wang  
0410411090

## Best Offers - Cut Off - Mon 29th April @ 5pm USP

Accommodation This brand new, upmarket townhouse boasts a sizeable floorplan, just shy of 200sqm, 2.5 bathrooms, 2 outdoor living areas including the alfresco and upstairs balcony, high ceilings on both levels & 4 onsite carparks. Cooking will be a treat in your designer kitchen, which overlooks the open plan lounge and dining area. It features stone bench tops, Westinghouse appliances, including a 5-gas cook top, plenty of cabinetry and an extra wide fridge cavity. The sparkling bathrooms boast large vanities with stone benchtop, semi-recessed basins, 300 x 900 full height wall tiles and semi-frameless matte silver shower screens. The main bathroom also includes a bathtub. The three spacious bedrooms all include built in wardrobes with the Master bedroom also boasting an ensuite. You will appreciate the extra upstairs living area that can also serve as a study. You are certainly spoilt for maximum onsite parking with your secure double carport in addition to your double car undercover driveway, providing for 4 car spaces in total.

Stand Out Features:- Custom joinery to bathrooms and laundry with smart-stone benchtops- Feature pendant lights in kitchens, and wall lights in master bedroom and ensuite.- LED downlights throughout- Matte silver tapware- Westinghouse appliances including a dishwasher, oven and 5 gas cook top- Mirrored robes in all rooms- Large windows to maximise sunlight (with timber window reveals)- High ceilings on both levels- 6-star eco-friendly design with full insulation properties- 25-year structural guarantee- NBN and Foxtel ready- Automated panel-lift door with secure parking

Lifestyle Plympton is a city fringe suburb only 10 minutes to the City and Glenelg beach. It is an area well serviced by all your essential, shopping, schooling and public transport amenities. You are in walking distance to both the Plympton Shopping Centre on the corner of Marion Road and Anzac Highway and Kurralta Central Shopping Centre just down the road for more shopping options. Buses to the City and beach are literally right at your doorstep on Anzac Highway. You are situated directly opposite St John Catholic Primary School and have the X Convenience Plympton just up the road for any essential items.

\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.