

**34 Talbot Ave, North Plympton, SA 5037**

**House For Sale**

Wednesday, 17 April 2024

34 Talbot Ave, North Plympton, SA 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Todd Foulds  
0404620631



Elliot Booth  
0410928041

**\$795,000 - \$840,000 Offers Closing 8/5@10am**

Contemporary and easy-care with gorgeous street appeal, this 2001-built courtyard could not be in a more favourable North Plympton position. With the Rex Jones Reserve and Playground almost a quite literal extension of its courtyard, and the Westside Bikeway, Weigall Oval Reserve and West Torrens Dog Park all within easy walking distance, restless legs will find easy respite in any direction. Kurralta Park Shopping Centre, schools and transport are readily accessible in a wonderful location central to city and sea. A beautiful façade and fenced manicured gardens make a fine first impression, before a formal entry allows for direct access to a front positioned master bedroom – the first of three – with split system air conditioner, walk-in robe and two-way ensuite bathroom with bath, shower and separate powder room. A galley-style kitchen with new dishwasher, island bench and raised breakfast bar overlooks a dining and living space with northerly aspect sliding doors onto the courtyard. Double doors from the living open onto the third bedroom, which would also happily act as a play room or home office. Outside, a north-easterly aspect courtyard is made beautifully private by slatted timber fencing and stone-look accents plus raised garden beds and a world of greenery. Delight in the details: - Polished timber flooring to living area - Split system aircon in living - Ceiling fans in bedroom and living area - Linen storage - Double garage with internal access + off-street parking Absolutely position-perfect. Lots to love about this one.