

**35/1 Charles Street, Plympton, SA 5038**

**HARRIS**

**Sold Apartment**

Thursday, 15 February 2024

35/1 Charles Street, Plympton, SA 5038

**Bedrooms: 2**

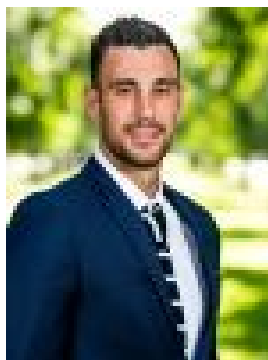
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Guy Barrett  
0405663406



Sam Johns  
0437885776

**\$477,000**

Best offers by 12pm Tuesday 13th February 2024 (Unless Sold Prior) Facing onto Anzac Highway and benefiting from plenty of natural light this 3rd level apartment will appeal to beach lovers and city dwellers alike and allow you to lock up, leave and live whatever you're into. If you're a homebody, rejoice at the way this flawless pad places nearly 30sqm of open-plan living and a 6m-long terrace balcony, creating enough space for a dining setting, lounges, coffee table and a moveable island bench at the feet of a fully-equipped kitchen. With stainless steel appliances, dishwasher, deceptive storage and unobtrusive position along the southern wall, the kitchen goes out of its way to get out of your way. A clever use of space atop striking timber-look floors. Both bedrooms come with a bank of built-in robes, light-grabbing windows, soft carpet and near-instant access to a bathroom with a tub and walk-in shower. Can't escape the summer heat? The ducted r/c ensures that's a problem of the past, while secure gated entry to the group and your designated car park give you peace of mind going forward. For supplies, Kurralta Central obliges within a stroll of a home that's the glorious definition of 'between the sea and city', no more than a 12-minute cruise from both. Just lock up and start living. More to love: - ? An astute investment in a surging suburb, whether you live in or rent it out - ? Very secure within the group - ? High ceilings, neutral tones - ? Ultra low in maintenance with no gardening required - ? Dishwasher and electric cooktop - ? Floor-to-ceiling, north-facing windows to open-plan living - ? Walking distance from public transport and local cafes - ? Less than 15 minutes from Glenelg and Adelaide city centre. Specifications: CT / 6223/957 Council / West Torrens Zoning / Urban Corridor Built / 2019 Council Rates / \$1095.40pa Strata/Community Rates / \$510.60pq Emergency Services Levy / \$109.70pa SA Water / \$153.70pq Estimated rental assessment / \$470 to \$500 per week / Written rental assessment can be provided upon request Nearby Schools / Plympton P.S, Plympton International College, Forbes P.S, Richmond P.S, Mitcham Girls H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409