

36 Tennyson Avenue, Plympton Park, SA 5038

HARRIS

House For Sale

Friday, 12 April 2024

36 Tennyson Avenue, Plympton Park, SA 5038

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Marco Wenzel

0481090830

\$1.05m

All the scale of 1976 and all the ease of 2024 combined, with prime positioning between the CBD and the coast to boot – 36 Tennyson Avenue does it all with style. Offset with lush lawns and palms, rendered double brick construction stands proud amongst the streetscape. A vast front living room delivers plenty of footprint to spread out and showcases the calibre carried throughout, picture windows wrapping the entirety of the floorplan for light-filled living. Certain to be the heartbeat of your home, an impressive open plan living area is designed with contemporary living in mind. Ready to cater to both passionate home cooks and professional chefs, a gourmet kitchen combines 900mm wide gas cooktop, glass splashback, rich timber panelling, and spacious stone-look benchtops, central open-plan placement ensuring smooth flow for seamless meal service or playtime supervision. Two lower storey bedrooms are all complete with bay windows, updated family bathroom with ultrawide wide vanity, floor-to-ceiling tiles and luxe corner shower servicing all with style, while a home office/study area permanently solves the dilemma of where to set up shop on work-from-home days. Expanding true multi-purpose potential, two generous bedrooms, family bathroom with double spa, additional living area, and picturesque balcony combine to create an enviable upper storey. Whether you're seeking a kid's haven, teenagers' hideaway, multigenerational retreat, or simply more space to spread out, it's an enviable suite capable of growing as you do. An extensive rear yard and alfresco entertaining area are certain to host everything from lazy weekend brunch to milestone events, with vast pergola providing plenty of undercover space for both dining and lounging. Dual sheds are on hand to house passion projects, while tropical garden beds line lawns primed for cartwheel practise or fetch with the furry family members, completing the allotment with an enviable outdoor space to call your empire. The best of the west is right at your doorstep, with Plympton Oval a short walk away. Close to endless amenities along Marion Road and Anzac Highway, including gyms, supermarkets eateries, cafes, and big box retail. Ascot Park, Plympton and Black Forest Primary Schools, Plympton International College, Westminster, Hamilton High and Brighton High Schools are all in close reach for a streamlined school run. It's only 15 minutes to the city, or 10 minutes to the best of Adelaide's beaches, tramline on hand so you never need to worry about parking. The ultimate combination of ideal location and easy modern living in one exceptional package... it simply doesn't get better than this. More to love: • Double-brick construction to lower floor, with brick veneer to extension and cladded walls to upper floor • 3-phase power, perfect for potential electric vehicle charging • Dual carports and additional off-street parking • Ducted reverse cycle air conditioning throughout • Timber-look floors and plush carpets • Updated separate laundry with exterior access • Downlighting • Ceiling fans • Built-in robes • External roller blinds Specifications: CT / 5410/510 Council / Marion Zoning / GN Built / 1976 Land / 600m² Frontage / 16.16m Council Rates / \$1984.94pa Emergency Services Levy / \$163.20pa SA Water / \$189.33pq Estimated rental assessment / \$750 to \$800 per week / Written rental assessment can be provided upon request Nearby Schools / Forbes P.S, Plympton International College, Ascot Park P.S, Plympton P.S, Springbreak Secondary College, 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