

**3C Dudley Avenue, North Plympton, SA 5037**



**Sold House**

Sunday, 13 August 2023

3C Dudley Avenue, North Plympton, SA 5037

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

**\$595,000**

Welcome to a brilliant two storey townhouse primely positioned centrally between the Adelaide CBD and Glenelg, is the ideal opportunity for those seeking a convenient, effortless modern lifestyle. A meticulous design that utilises space and functionality, this property also ticks all the investor boxes, offering great transport links, schools, shopping and excellent rental potential! Step inside to modern light filled living, a stylish space where cleverly designed seamless connectivity is perfectly considered to meet every resident's needs. High quality carpets, floating floorboards and soothing neutral tones grace the interior, creating the inviting ambience of this home. Featuring two generously sized bedrooms with built in robes and two living spaces, there is plenty of space for first home buyers, professionals, retirees, young families and singles taking that first step on the property ladder and downsizers looking for a carefree lifestyle close to the city centre and beach. Whipping up meals for friends and family is a delight in the cleverly designed kitchen with loads of natural light filling the centrepiece of the home. Unleash your inner chef amidst sleek stainless-steel appliances and contemporary cabinetry packed with storage space, keeping workspace benchtops decluttered and wine-ready for relaxed entertaining. Equipped with double glazing windows and sliding doors, this home offers a massive 7-star energy efficiency rating that is great for the environment and your power bills. It's no secret why many home buyers choose to settle in or invest in North Plympton; from the reputable schools and recreational lifestyle it provides, to the wonderful seaside charm nearby. It's a hit with those looking for a beachside lifestyle just a few minutes from cosmopolitan Glenelg, premier Glenelg Golf Club and popular Jetty Road restaurants and cafes. There's sailing, fishing and boating, coastal and river walking trails, bike paths, a sports complex, swimming centre and plenty of public reserves that make North Plympton a great place for outdoor activities - because life is for living! Rundle Mall, Kurralta Central, Harbour Town and Westfield Marion are just a short commute for a retail fix. With neighbouring access to quality schools such as Plympton Kindergarten, Plympton Primary School, St John the Baptist Catholic Primary School, St Francis de Sales Primary School, Plympton High School, Plympton International College, Emmaus Christian College and Immanuel College - it's all here! What we love:

- Community Title, 2022 built
- Ideally positioned midway between the beach and CBD, this residence offers the best of both worlds
- Beautifully composed contemporary, light filled open plan living and dining
- Neutral tones throughout providing the perfect base for stylish living
- 2 living spaces so everyone can have their own space to relax
- 2 well-proportioned bedrooms, with plush carpeting and built-in robes
- Spacious bathroom with large walk-in shower
- Modern kitchen with ample bench and cupboard space and stainless-steel appliances
- Separate downstairs laundry, 2 toilets
- 7-star energy efficiency rating to reduce energy bills
- Ducted reverse cycle air-conditioning and heating for year-round comfort
- Private rear yard with rainwater tank and low maintenance gardens
- Secure garage parking with auto panel lift door and internal access
- Well connected with public transport and bike paths to the city and beach
- Near the South Road Superway, providing easy access to the rest of Adelaide
- Great school zoning and access
- Potential for excellent rental return
- Nothing to do, just move in!