

**4/10-12 Alice Street, Plympton, SA 5038**



**Unit For Sale**

Wednesday, 28 February 2024

4/10-12 Alice Street, Plympton, SA 5038

**Bedrooms: 2**

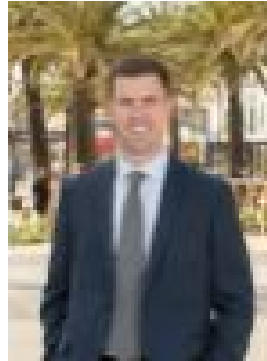
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Adam Keane  
0421225630



Chris Daley  
0422465689

**\$399,000 - \$415,000**

Discover convenient living in the heart of Plympton with this renovated ground-floor unit. Whether you're a savvy investor, a professional couple, or a small family, this Plympton gem is sure to impress. Step into a warm and inviting ambience with polished floorboards and neutral tones throughout. Open plan living flows through to the modern kitchen with electric cooking and ample cupboard space. The unit features two good sized bedrooms, each with built-in robes, and the modern bathroom includes integrated laundry facilities ensuring functional living. Additional features include a split-system air conditioner and one allocated undercover car park space for convenience. In a sought after area, this location offers excellent access to public transport, including buses and trams with excellent connectivity to Adelaide CBD and Glenelg. ALDI and Kurralta Central are a short walk/drive away, as are several parks and reserves. There are plenty of quality education options nearby including Plympton International College and Immanuel College. What we love:

- Ground floor unit
- Polished floorboards and neutral tones throughout
- Modern kitchen with electric cooking and excellent storage
- Two good-sized bedrooms, each with built-in robes
- Modern bathroom with integrated laundry facilities
- Split-system air conditioning for comfort
- Includes one allocated undercover car park
- Walking distance to ALDI and public transport
- Close to Tram stop for connectivity to Adelaide CBD & beaches

Approximate Outgoings: Strata Manager / Horner Management Strata Admin / \$379.20 PQ Strata Sinking / \$50.00 PQ Water Sewer / \$79.50 PQ Water Supply / \$74.20 PQ Council Rates / \$271.25 PQ ESL / \$88.55 PA