

**4/140 Pleasant Avenue, South Plympton, SA 5038**



**Other For Sale**

Thursday, 4 April 2024

4/140 Pleasant Avenue, South Plympton, SA 5038

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Wayne Tuong  
0882928300



Nazz Mina  
0882928300

## Best Offer By the 23rd of April

This trendy property located in the heart of South Plympton, offers an ideal opportunity for down-sizers, savvy investors and first-time home buyers. It is a low-maintenance residence that presents a laid-back lifestyle, strategically positioned between the vibrant City and the renowned Glenelg Beach. You'll be greeted by a recently renovated decking area at the front, providing the perfect spot to savour your morning coffee or unwind after a long day. Stepping inside, the expansive living area features an abundance of natural light and is thoughtfully equipped with a reverse cycle air conditioning unit, ensuring year-round comfort. The modern kitchen is a culinary haven, featuring updated amenities, a gas stovetop for cooking enthusiasts, and sleek stainless steel appliances. The two spacious bedrooms offer ample storage space, complemented by a well-appointed main bathroom that has been tastefully updated in recent years, featuring a separate bathtub and shower. Additional features of this property include ceiling fans in both bedrooms, a convenient storage shed at the rear, and a single carport for secure parking. The location is a key highlight, with cosmopolitan Jetty Road just a 10-minute drive away, offering access to a diverse range of cafes, restaurants, and specialty shops. Enjoy the sandy shores of Glenelg Beach on hot summer days and meet your shopping needs with ALDI, Coles Anzac Highway, and Priceline Pharmacy within walking distance. For those looking to enjoy a pub meal, the Highway Hotel is just a 6-minute walk away. Commuting is a breeze with the Marion Road tramline stop a mere 2-minute walk from your doorstep, providing easy access to the CBD. Quality schooling options such as Immanuel College and Sacred Heart College are conveniently close, ensuring a well-rounded lifestyle. What we Love: • Renovated front decking area • Large and open living area • Abundance of natural light • Reverse cycle air conditioning • Modern kitchen with gas stovetop and stainless steel appliances • Two spacious bedrooms, both with ceiling fans • Updated bathroom with separate bathtub and shower • Storage shed at the rear • Single carport for secure parking • Solar system • Proximity to Jetty Road for cafes and restaurants • Short distance to Glenelg Beach • Nearby shopping options: ALDI, Coles Anzac Highway, Priceline Pharmacy • 5-minute drive to Kurralta Central Shopping Centre • Convenient access to the Highway Hotel • 2-minute walk to tramline for easy commute into the CBD • Quality schooling options include Immanuel College and Sacred Heart College