

4 Laurence Street, South Plympton, SA 5038

NOAKES
NICKOLAS

Sold House

Saturday, 12 August 2023

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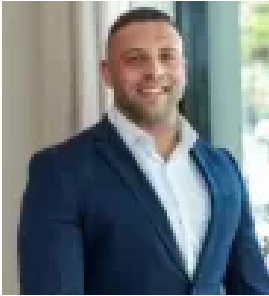
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 304 m2

Type: House



Jorden Tresidder
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Contact agent

SOLD BY ZAC WATTS Whether it's an easy-care urban lifestyle or luxurious homebase to live out your day-to-day duties in elevated comfort, this brand-new Torrens-titled residence located within the priceless city to coast corridor is sure to capture your heart... Facing family-friendly Laurence Street, texture and appeal personify a spotless façade, representing an easy-care 304sqm parcel while granting safe entry via a secure garage with additional off-street parking upon an exposed aggregate driveway. Upon entry, you'll feel instantly at ease under 2.7m ceilings, creating ample space alongside crisp walls and glossy tiles, leading to an impressively versatile floorplan that begins with the first of two living zones. Arriving at the master suite, heads of the house will rejoice in generous proportions upon floating floors before marvelling at the size of the walk-in robe and luxury of a floor-to-ceiling tiled ensuite. Both additional bedrooms feature built-in robes, whilst matte black fittings highlight a sleek, floor-to-ceiling tiled main bathroom that separates its vanity, toilet and full-sized bath to appease visiting guests and ease those high traffic weekday mornings. Emerging within the harmonious open plan hub, you will instantly imagine yourself relaxing and entertaining in this sublime space. From cooking hearty meals for your loved ones in the refined kitchen highlighted by quality Westinghouse 900mm appliances, hexagonal mosaic splashback and stone benchtops, to dining with friends at the adjacent dining table and cosying up on the couch for movie nights. Black framed sliding doors extend this space effortlessly to incorporate a tiled under-roof alfresco - your own urban sanctuary to best enjoy your morning coffee or evening glass of wine. Such a convenient cosmopolitan location lends itself to a laidback lifestyle like no other - Emmaus College is right across the road for a seamless school drop off, Westfield Marion and Kurralta Central extend every shopping amenity possible, while both Jetty Road and the CBD rest just a short tram ride away. Even more to love:

- Brand new, turn-key residence by Hickinbotham Homes
- Torrens-titled, easy-care allotment
- Extra-tall doors throughout the house
- Floor-to-ceiling tiled bathrooms
- Dual-living areas with door, offering an option to turn this space into a bedroom or study
- Ample storage throughout
- Ducted & zoned R/C air conditioning
- Natural gas HWS
- 800m to Forbes Primary & zoned for Plympton International College
- Moments from Emmaus & Immanuel College
- Bus, tram & train stops within walking distance
- Proximity to Kurralta Central, Westfield Marion, Flinders University & Hospital

All of this and so, so much more... Land Size: 304sqm Frontage: 10.06m Year Built: 2023 Title: Torrens Council: City of Marion Council Rates: \$1,323.30 PASA Water: \$153.70 PQES Levy: \$252.40 PA
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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.