

# 4 Manfred Street, Plympton, SA 5038

NOAKES  
NICKOLAS

## House For Sale

Thursday, 13 June 2024

4 Manfred Street, Plympton, SA 5038

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 868 m2

Type: House



Simon Noakes  
0402211543



Darcy Harcourt  
0435756245

## Auction 5/7 (USP)

Auction on Friday the 5th of July at 4pm (Unless Sold Prior). Welcome to 4 Manfred Street, a property brimming with potential and charm. This original, stone-fronted beauty presents an excellent opportunity for first homebuyers, investors, professionals, and those looking to downsize. Characterised by its wide frontage, this home stands proudly in a sought-after locale, offering the perfect canvas to create your ideal abode. Embrace the opportunity to breathe new life into this two-bedroom gem. The property, although original, has been well maintained and provides a generous backyard, ideal for entertaining, or for children and pets to roam freely. The scope to develop this property further is endless, thanks to its wide frontage and potential for extension. Key features include:- Two spacious bedrooms providing ample liveability- Original timber flooring- Convenient location in Plympton, a suburb known for its community spirit- Scope to develop and extend as desired, unlocking the property's full potential - A wide frontage that presents attractive landscaping possibilities- Separate laundry adding to the functionality of the home- In School Zoning for Plympton Primary School and Plympton International College Its location is a key attribute of this property, offering the convenience of city living with the tranquillity of a quieter suburb. The home is within walking distance to Kurralta Shopping Centre, where an array of shops and services await. Furthermore, it is a mere 10-minute drive to the heart of the CBD and the sandy shores of Jetty Road Glenelg and Beach. The potential for this property is truly incredible, and your inspection is highly recommended to grasp the full scale of opportunity. So, seize this chance to add your unique touch and create a home that reflects your vision in this admirable location. Land Size: 868sqm Frontage: 15.24m Year Built: TBC Title: Torrens Council: City of West Torrens Council Rates: TBCSA Water: TBCES Levy: TBC 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.