

**4 Netherby Avenue, Plympton, SA 5038**



**House For Sale**

Tuesday, 23 January 2024

4 Netherby Avenue, Plympton, SA 5038

**Bedrooms: 3**

**Bathrooms: 1**

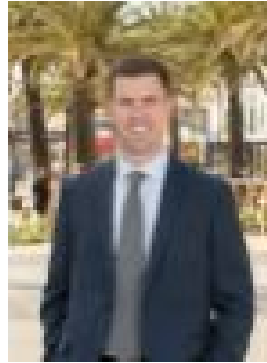
**Parkings: 5**

**Area: 706 m2**

**Type: House**



Adam Keane  
0421225630



Chris Daley  
0422465689

## Auction

Introducing 4 Netherby Avenue, Plympton - a modern marvel that marries elegance with family-friendly functionality. Nestled amongst an oasis of lush green, landscaped, private gardens, this stunning renovated home could be yours! This home oozes charm and character, keeping intact its original features, whilst also showcasing stunning modern elements that will provide the perfect setting for many years of entertainment, relaxing days at home and making memories for years to come in your perfect abode. Tightly held by the one family for over 20 years, this home has been architecturally designed and renovated, throughout. Step through the entrance into a home that captivates from the start - a stunning hallway featuring exposed brick sets the tone for what lies beyond. Moving on into the expansive open-plan living, dining, and kitchen area, where the renovated kitchen steals the show. Revel in ample storage, stone bench tops, and sleek stainless steel appliances. Embrace the warmth of a cosy study nook, an ideal retreat for chilly days, adding a touch of comfort to this contemporary gem. The three spacious bedrooms offer a practical storage solution. The renovated main bathroom is a haven itself, boasting a luxurious bathtub, three shower heads, and a toilet. Step outside and discover a true entertainer's paradise - a large undercover entertaining area with new cladding and a feature ceiling. Alfresco dining is a delight with bi-fold servery windows seamlessly connecting indoor and outdoor spaces. A sprawling grassed area complements this haven of relaxation. But that's not all - additional features include a BBQ area, a welcoming fire pit, a cosy gas fireplace, cooling evaporative air conditioning, attic storage space, polished floorboards and concrete, a 6x6 shed, landscaped and irrigated gardens, plantation shutters throughout, automatic gates, fresh fruit trees, and an impressive five-car parking space. This home features unique character elements like no other in the area with the curved exterior original architecture and the delightful portico to greet your visitors as they enter the front door. The home showcases gorgeous gardens throughout, where you can entertain and relax in the privacy of both the front and rear gardens. Strategically located, this property is a short distance away from Kurralta Central Shopping Centre, Jetty Road, Harbour Town, Glenelg Golf Club, Weigall Oval Reserve, and Westfield Marion. Enjoy the convenience of a 3-minute drive to tram lines, providing direct access to the CBD or Glenelg. Families are spoiled for choice with quality schooling options, including the prestigious Immanuel College.

**What we Love:**

- Stunning entrance hallway with exposed brick
- Expansive open-plan living, dining, and kitchen area
- Renovated kitchen with ample storage, stone bench tops, and stainless steel appliances
- Cosy study nook
- Three spacious bedrooms, master with built-in robes
- Renovated main bathroom with a luxurious bathtub, three shower heads, and a toilet
- Large undercover entertaining area with new cladding and a feature ceiling
- Bi-fold servery windows for seamless indoor-outdoor connection
- Spacious grassed area
- BBQ area and fire pit
- Cosy gas fireplace
- Cooling evaporative air conditioning
- Attic storage space
- Polished floorboards and concrete finishes
- 6x6 shed
- Landscaped and irrigated gardens
- Plantation shutters throughout
- Automatic gates for convenience
- Impressive five-car parking spaces
- Short distance to Kurralta Central Shopping Centre
- Convenient 3-minute drive to tram lines for direct access to the CBD or Glenelg
- Quality education options including Immanuel College

**Auction:** Saturday, 17th February 2024 at 10:00am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.