

# 40 Acacia Street, Plympton Park, SA 5038

NOAKES  
NICKOLAS

## House For Sale

Thursday, 1 February 2024

40 Acacia Street, Plympton Park, SA 5038

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jorden Tresidder  
0478727400



Simon Noakes  
0402211543

## Best Offers By 19/2 (USP)

Best Offers By Monday 19th February at 1pm (Unless Sold prior). Meticulously designed and crafted by Alliance Development & Construction in conjunction with MannaCorp Creative Property Solutions, this brand-new family home, sets a new standard for Plympton Park. Boasting three large bedrooms, 2.5 bathrooms, a double garage and 2.7m ceilings over an expansive 200sqm of living, step into this modern oasis designed explicitly for you to enjoy the pinnacle of new age living featuring all the creature comforts we yearn. Enter via the covered porch onto timeless hybrid timber floors, through to the modern open plan living, a perfect blank canvas for your lifestyle, your art and your furniture. A stone island and breakfast bar is the centrepiece of the sleek, contemporary kitchen, wrapped in feature coastal oak cabinetry, feature pendant light and powered by stainless steel Bosch appliances including a 900mm five burner cooktop, Dual Bosch ovens and Bosch dishwasher. The alfresco seamlessly flows from the open plan living. Open up the sliding double doors all the way and enjoy leisurely dining, wrapped in good neighbour fencing and fully landscaped, it's an ideal low maintenance, private oasis. Offering a private escape for parents, the downstairs main bedroom is filled with natural light and is complimented by a custom ensuite, featuring Promenado White tiles and an feature curved coastal oak V groove vanity, soft close drawers and an LED backlit and heated mirror. Upstairs offers a huge second living, an ideal separate space for kids to enjoy, doubling as a play area or option to convert to a very generous fourth bedroom. Serviced by the main bathroom, bedrooms two and three, both generous in proportions, offer built in robes, and LED down lights. This explicit, turn-key haven is positioned perfectly to take advantage of Plympton Oval and playground, the Front Page Café, Forbes Shopping Centre, a radius of buses and trams, plus Sacred Heart College, Westminster, and Immanuel Colleges in reach, offering the epitome in family living and lifestyle. Additional features;- Brand new custom build spanning over 200m<sup>2</sup> of living- Dual Bosch ovens- Bosch dishwasher- 900mm Bosch Cooktop- 2.7m ceilings throughout- Stone bench tops- Fully zoned ducted reverse cycle air conditioning- LED down lights throughout- Feature kitchen light - Continuous gas hot water system- Fully automatic drip irrigation- Rainwater tank and low maintenance surrounds- Waterproof hybrid flooring- Brushed nickel finish tap ware - Feature Promenado White bathroom tiling- Feature Coastal Oak Woodmatt Finish joinery- Secure double garage with automatic roller door- Zoned to Plympton International College- Close proximity to Forbes, Plympton & Ascot Park Primary Schools Land Size: 228sqm Year Built: 2024 Council: City of Marion Council Rates: \$1852.61 PASA Water: \$181.65 PQES Levy: \$177.50 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.