

40 Hawker Avenue, Plympton Park, SA 5038

NOAKES
NICKOLAS

House For Sale

Tuesday, 23 April 2024

40 Hawker Avenue, Plympton Park, SA 5038

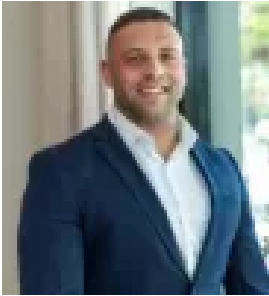
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 464 m2

Type: House



Jordan Tresidder
0881663989



Casey Grigg
0422592852

\$1.175M - \$1.275M

Best Offers By Monday 13th of May at 1pm (Unless Sold Prior). Completed to the highest of standards c2013 but presenting like brand new, this single-level residence is crafted to provide fine finishes and a timeless palette from its prized Torrens-titled parcel that's perfectly placed between city and coast. Framed by manicured front gardens, exposed aggregate paths and double garaging that grants safe internal entry, you're lead from a flexible front lounge to four bedrooms - each connecting from the sleek porcelain-tiled hallway. Set upon floating floors, each bedroom is spaciouly sized - beginning with a grand master, couple's walk-in robe and ensuite - while each of the three remaining boast built-in robes and shared access to a three-way bathroom with spa bath. Free flowing through to an open plan hub, the timeless aesthetic and perfect presentation is lit by a combination of natural light, feature pendants and LED downlights stemming from feature boxed ceilings. Chefs of all skill levels will rejoice in the thoughtfully designed kitchen, offering hi-spec Euro 900mm gas cooktop, oven, dishwasher and integrated microwave, alongside an unencumbered stone-topped waterfall island that will have your guests gathering to keep you company while you cook. Alfresco entertaining is made easy and extra-stylish under the main roof, surrounded by a generous stretch of freshly landscaped lawn, secure good neighbour fencing, a sprinkle of fruit trees and low-maintenance garden beds. Your low-maintenance backyard practically extends to Aldridge Avenue Reserve, connecting via secret gate and delivering a playground, basketball and tennis courts at your disposal. A locale never in higher demand, you'll find yourself closely encompassed by every amenity of Westfield Marion, premier schooling, public transport, the mecca of Glenelg and its abundant stretch of coastline - it's the perfect place to call home. Even more to love:- Secure double garaging with internal entry- Exposed aggregate driveway & paths- Floor-to-ceiling tiled bathrooms- Freshly landscaped, fully irrigated gardens- Kocom intercom- 5kW solar system- Daikin ducted & zoned R/C air conditioning- 2.7m ceilings- 200m to bus stop- 900m to Plympton Park tram stop- Just 5-minutes to Glenelg & 10-minutes to the CBD- Zoned for Plympton International College- Proximity to Immanuel, Forbes Primary, Emmaus Christian College- Easy access to Westfield Marion, Flinders Uni & Hospital

Land Size: 464sqm
Frontage: 10.87m
Year Built: 2013
Title: Torrens Title
Council: City of Marion
Council Rates: \$2,249.59
PASA Water: \$204.68
PQES Levy: \$178.50
PADisclaimer: 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.