

46 Clement St, Plympton Park, SA 5038

Sold Duplex/Semi-detached

Saturday, 20 January 2024



46 Clement St, Plympton Park, SA 5038

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 163 m2

Type:
Duplex/Semi-detached



Matthew Au

\$835,000

Welcome to 46 Clement Street, Plympton Park, SA 5038 – a stunning contemporary property that combines modern living with a convenient location, right within the catchment zone of Plympton International College. This beautiful 3-bedroom home is not just a house; it's a lifestyle waiting to be embraced. As you step inside, you'll immediately notice the attention to detail and quality that this 2015-built home has to offer. The spacious living areas are flooded with natural light thanks to the down-to-the-ground glass doors that provide breathtaking views of the lush green surroundings without any obstructing walls. The property's prime location within the Plympton International College catchment area is a standout feature, making it an ideal choice for families seeking educational convenience. Additionally, a short 10-minute walk will take you to the Plympton Park tram station, ensuring effortless access to public transport. For those who work or frequent the city, you'll appreciate the mere 15-minute drive to Adelaide's bustling CBD and the equally convenient 10-minute drive to the serene Glenelg beach. Your weekends will be filled with endless possibilities, from city adventures to beachside relaxation. Inside the home, the central hallway welcomes you with porcelain tiles and lofty ceilings, setting the tone for the luxurious feel that permeates throughout. The large master suite boasts his and hers built-in robes, offering ample storage for your convenience. Each of the remaining bedrooms also features built-in robes, ensuring there's plenty of space for your entire family. The heart of the home is undoubtedly the well-appointed kitchen, complete with a massive island bench, double sink, pendant lighting, dishwasher, and stainless steel appliances. The window splashback not only adds a touch of elegance but also provides a beautiful backdrop while you prepare meals for family and friends. Climate control is a breeze with the zoned ducted reverse cycle air conditioning, ensuring comfort year-round. The property is also equipped with intercom and security features for your peace of mind. The low maintenance outdoor area is perfect for enjoying the fresh air and a morning coffee or hosting a weekend barbecue with friends. Additionally, the automated panel lift door and direct internal access to the home add an extra layer of convenience to your daily life. 46 Clement Street is perfectly situated, with easy access to the city, Glenelg beach, and Marion shopping centre. Whether you're a first-time buyer or a discerning homeowner, this property offers a unique blend of modern living and unbeatable location. Don't miss the opportunity to make this remarkable property your own. Contact us today to arrange a viewing and experience the lifestyle that awaits you at 46 Clement Street, Plympton Park, right within the Plympton International College catchment zone. Your dream home is just a phone call away!

Specifications • CT : 6157/576 • Council : Marion • Zoning : GN – General Neighbourhood • Built : 2015 • Land : 258m² • Council Rate (includes Natural Resources Levy): \$1587.95 (approx.) • Emergency Services Levy : \$140.7 pa (approx) • SA Water : Water supply: \$74.2 pq + Sewer Rate: \$92.1 pq (approx) • Estimated rental assessment : \$635 per week (Written rental assessment can be provided upon request.) • In catchment: Plympton International College • Nearby Schools: Emmaus Christian College, St John the Baptist Catholic School, Forbes, Primary School, Errington Special Education Centre Disclaimer: Every precaution has been taken to establish accuracy of this information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries and obtain their own legal advice.