

46C Mooringe Avenue, North Plympton, SA 5037

House For Sale

Friday, 14 June 2024

46C Mooringe Avenue, North Plympton, SA 5037

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 255 m2

Type: House



Thomas Crawford
0448888816



Jake Theo
0422959650

Under Contract

Nestled in the heart of a thriving south-west hotspot, this wonderfully crafted, three-bedroom, two-bathroom residence is a testament to effortless living and sophisticated design. The home's exterior exudes an inviting and easy-care charm set away from the street front, while the interior spaces are thoughtfully designed to cater to the needs of a modern family. At the heart of the home, the open plan kitchen, dining, and living area melds with the outdoor undercover entertaining space, providing plenty of room to cohesively congregate indoors or out. With the help of an outdoor kitchenette, this setup is a dream for entertainers, ensuring gatherings can take place across the entire centre of the home, regardless of the season. Don't miss out on your opportunity to step securely and stylishly into an area that's so in-demand right now. Properties such as this have become a favourite among urban professionals, first home buyers, growing families and investors after high-yield rental returns, all keen for a slice of the benefits a city-fringe locale offers. A commanding residence with endless room, and generous accommodation. Act quick, this one won't last long! Features to note: • 10kW solar system • Ducted reverse cycle air conditioning (zoned) • Security alarm system • Smart (electric) door locks • Intercom system • Double electric lock-up garage • Roller door access to backyard • Outdoor entertaining alfresco with kitchenette • Plumbing and gas provisions to outdoor entertaining • Low maintenance gardens with irrigation • Open plan kitchen, living and dining design • Dishwasher • Gas cook top • Breakfast bar • Plumbed LG fridge • Floor to ceiling tiling to both bathrooms • Ceiling mounted waterfall shower head to main bathroom • Built in robes to all bedrooms • External window shutter to master bedroom • Waterfall shower head and retractable head to ensuite • Gas hot water service • Ceiling fans to outdoor entertaining and master bedroom • Rainwater tank • Direct access to rear from laundry Shopping and Conveniences: • Adelaide Airport moments from home • Kurralta Central your local amenity hotspot • Harbour Town Premium Outlets 8 minutes from home • Jetty Road, Glenelg for boutique stores • A short walk to the Marion Road tram line, to take you to the CBD. • Plenty of bus stops along Mooringe Avenue, Marion Road or Anzac Highway. Nearby Attractions/Entertainment: • Glenelg Golf Club • West Beach BIG4 Parks and Adventure Playground • 10 minutes to the popular Glenelg Beach • Morphettville Racecourse • Bounce Inc. Trampoline Park • Adelaide Show Grounds Food & Drink: • Your local caffeine hit at Solar Eggs Café & Shop, a short walk away. • Froth and Fodder • Your local pub, The Highway, a 20 minute walk from home Schooling: • Zoned to Plympton International College • Minutes away is Plympton Primary, St John The Baptist Catholic Primary, Emmaus Christian College, Our Lady of Grace, Tennyson Woods Catholic and Immanuel College Method of Sale: • Best Offers By 7:30pm Wednesday 19th June 2024 Disclaimer: • Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. For more information: • Feel free to contact Thomas Crawford on 0448 888 816 of TOOP+TOOP Real Estate anytime.