

**477 Cross Road, South Plympton, SA 5038**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 17 January 2024

477 Cross Road, South Plympton, SA 5038

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 672 m2**

**Type: House**



Zac Watts  
0448217726



Jordan Tresidder  
0478727400

**\$695K**

Auction Sunday 4th February at 10:00am (Unless Sold Prior). Set upon a prized 672sqm north-facing parcel of a highly sought city-to-coast pocket, this three-bedroom home imparts a wonderful sense of remodelled Art Deco style to its strong c1949 roots. Charming curb side appeal, solid brick bones and pristine lawns feature across the wide façade, granting secure garaging and further off-street parking for family vehicles within the deep driveway. Flowing upon original polished timber, double doors reveal a spacious lounge and adjacent dining room, accompanied by an era-defining fireplace, ornate plasterwork and reverse cycle air conditioner that economically heats and cools the entirety of the home. From here, the fresh and functional kitchen is appointed with quality stainless-steel appliances including gas cooktop and under-bench oven. Three generous bedrooms form a wing of their own, sharing central access to a main bathroom with space-saving shower/bath and separate toilet. Heading outside through a lobby that would make a perfectly sunny home office, there is so much scope to cultivate your dream garden or add a modern extension, in-ground swimming pool or develop down the track (STCC) – no matter your intentions, there is something for everyone out here. You're sure to adore the central location between city and coastline, whilst even closer to home you're spoilt for choice with shopping amenities, quality schooling, modes of public transport and outdoor leisure activities. Even more to love:- 672sqm Torrens-titled allotment- 19.51m Street Frontage- North-facing aspect- Secure garage- Further parking in driveway- Split system R/C air conditioning- Ceiling fans- 110m to bus & 400m to tram- Zoned for Plympton International College- In the catchment for Plympton South Kindergarten- Proximity to Forbes Primary & Plympton Primary, Emmaus Christian College, Immanuel, Westminster & Sacred Heart College- Moments to Kmart Kurralta Park, Castle Plaza, Marion Outdoor Pool, Westfield Marion, Flinders Uni & Hospital. Land Size: 672sqm Frontage: 19.51m Year Built: 1949 Title: Torrens Council: City of Marion Council Rates: \$1,799.68 PASA Water: \$178.58 PQES Levy: \$152.80 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.