

5/250 Anzac Highway, Plympton, SA 5038

**NOAKES
NICKOLAS**

Townhouse For Sale

Wednesday, 17 January 2024

5/250 Anzac Highway, Plympton, SA 5038

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Jorden Tresidder
0478727400



Callan Eames
0431471470

Best Offers By 5/2 (USP)

Best Offers By Monday 5th of February at 1pm (Unless Sold Prior). Practically brand new, this contemporary townhouse provides a low-maintenance home base with all the modern creature comforts, allowing you to spend more time exploring the perks of its highly desirable location right between city and sea. Architecturally designed to lift the vibe of the interior by maximising light, air, space and storage, this dual-level home is nothing other than sublime suburban living personified. Entering the ground floor from the front porch or internally via secure garage with remote control access, solo dwellers are guaranteed to always feel safe. Illuminated by north-facing orientation, the desirable downstairs bedroom effortlessly connects to a walk-in robe, ensuite and private verandah through sliding glass doors. Taking the stairs to an open plan second level, you'll feel right at home within the timeless palette of crisp white walls and ash-grey floating floors under raked ceiling – continuing that easy-care airy theme throughout. Focusing on a functional yet stylish kitchen boasting stainless-steel gas cooktop, electric oven and dishwasher, it's easy to entertain guests at the adjacent dining table or connecting balcony. Bedrooms two and three sit to the back of the upper footprint, conveniently sharing access to another ensuite and additional powder room. From its prime address offering easy access to multiple modes of public transport, local shopping conveniences, quality schooling and a quick dash to both the city and beach – you've found yourself a keeper in Plympton. Even more to love:- Choice of master with ensuite- Secure garage with internal laundry facilities- 2.5 floor-to-ceiling tiled bathrooms- Understairs storage- Ducted R/C air conditioning- High flow instant gas HWS- Walking distance to bus & tram stops- Zoned for Plympton International College- Proximity to Plympton Primary, Kurralta Central, Weigall Reserve, Immanuel & Emmaus College- 10-minutes to the CBD & Glenelg

Year Built: 2020
Title: Community Council: City of West Torrens
Council Rates: \$1,099.10
PASA Water: \$152.70
PQES Levy: \$180.10
PAC Community Rates: \$162.81
PQ 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.