

**57 Arthur Street, Plympton Park, SA 5038**



**Sold House**

Thursday, 14 March 2024

57 Arthur Street, Plympton Park, SA 5038

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Wayne Tuong  
0882928300



Adam Keane  
0882928300

**\$1,001,000**

Welcome to 57 Arthur Street, Plympton Park - a 3 bedroom home where convenience meets comfort, making it the ideal haven for small families. Located strategically between the vibrant City and the iconic Glenelg Beach, this low-maintenance property is the perfect space if you are seeking a laid-back lifestyle. This family home presents a rare opportunity being on a 700sqm (approx) block offering plenty of development potential (STCC). A tidy front garden sets the stage, creating a warm welcome to your new home. As you step inside, the gleaming polished timber floorboards guide you through the spacious living area, complete with a cosy heater for cold days. The kitchen and dining space seamlessly blend, offering a perfect balance of practicality and charm. The kitchen boasts ample cupboard storage and a convenient gas stovetop. This charming residence has three generously sized bedrooms, with two including built-in robes. The master bedroom enjoys the added luxury of an ensuite, while the other two bedrooms are serviced by a well-appointed main bathroom featuring a relaxing bathtub. Step outside into the rear yard, where an undercover decking area beckons for moments of relaxation or lively gatherings with friends. The large grassed area is a safe place for children to play freely, adding an extra layer of joy to your family's everyday life. Among the many features that enhance this property's appeal are ducted evaporative air conditioning as well as a split system in the rear living area and an old box unit in the dining area, a garden shed for storage, and a single carport with additional parking space in the driveway. Location is the key to this property's allure. Glenelg Beach is just an 11-minute drive away, offering a sandy retreat for weekend adventures. Jetty Road Glenelg provides a bustling hub of cafes, restaurants, and specialty shops to explore. Nearby supermarkets like ALDI and Coles on Anzac Highway are a short 4-minute drive, with Kurralta Central Shopping Centre just 6 minutes away. For a broader shopping experience, Westfield Marion is a mere 12-minute drive. Convenient transportation options abound, with the Plympton Park tramline stop a short 4-minute drive or 12-minute walk away. This provides easy access to Glenelg or the heart of the CBD. Families will appreciate the proximity to esteemed schools such as Immanuel College, Westminster School, and Sacred Heart College. For higher education and medical needs, Flinders University and Medical Centre are both conveniently located just a short 12-minute drive away.

**What we Love:**

- Development opportunity (STCC)
- Polished timber floorboards throughout
- Spacious living area with a heater
- Kitchen with gas stovetop
- Three bedrooms, two with built-in robes
- Master bedroom with ensuite
- Well-appointed main bathroom with a bathtub
- Undercover decking area in the rear yard
- Large grassed area for children to play
- Ducted evaporative air conditioning
- Split system in the rear living area
- Old box unit in the dining area
- Garden shed for storage
- Single carport with additional parking space in the driveway
- Tidy front garden
- Low maintenance property
- Short 11-minute drive to Glenelg Beach
- Close proximity to Jetty Road Glenelg for cafes and restaurants
- 4-minute drive to ALDI and Coles on Anzac Highway
- 6-minute drive to Kurralta Central Shopping Centre
- 12-minute drive to Westfield Marion for retail needs
- 4-minute drive or 12-minute walk to Plympton Park tramline stop
- Quality schooling options nearby, including Immanuel College, Westminster School, and Sacred Heart College
- Short 12-minute drive to Flinders University and Medical Centre

**Auction:** Saturday, 30th March 2024 at 2:00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.