

**58 Stuart Road, South Plympton, SA 5038**

**NOAKES  
NICKOLAS**

**House For Sale**

Thursday, 13 June 2024

58 Stuart Road, South Plympton, SA 5038

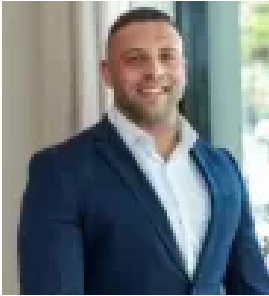
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 433 m2**

**Type: House**



Jorden Tresidder  
0881663989



Casey Grigg  
0422592852

## Best Offers By 1/7 (USP)

Best Offers By Monday 1st of July at 1pm (Unless Sold Prior). Within easy reach of absolutely everything, from city to bay and beyond, this c1947 residence has undergone a considerable contemporary refresh to offer the best of solid character and modern convenience. From the street, an irrigated and freshly landscaped front garden is the perfect place to relax and play behind secure fencing, enjoying the revived presence alongside the recently repainted north-facing façade. Timber floorboards and 3m ceilings feature in a well-thought out floorplan, keeping the open plan living and dining central to the remodelled kitchen with dishwasher. Three substantial bedrooms form their own wing – two fitted with built-in robes and each enjoying convenient access to the crisp new main bathroom. Cleverly situated to the rear of the footprint, a versatile studio provides a direct connection to separate toilet, laundry and undercover verandah – forming the perfect domain to utilise as a home office or cosy second lounge. With a spacious yet manageable backyard, kids and pets will love this inner-suburban haven - when they're not frolicking around the numerous nearby playgrounds and coastlines – whilst adults will love the ease of upkeep and ability to entertain. Located just a few metres from the recreation of Edwardstown Oval, finely brewed coffee at It Takes A Village, and every shopping amenity found within Castle Plaza – each family member will be delighted in the lifestyle provided by Stuart Road. Even more to love:- North-facing frontage- Solid brick construction- Secure garage- Built-in robes to bedrooms 1 & 2- Recently repainted inside & out- Freshly landscaped, irrigated front garden- Heating & cooling units- Zoned for Plympton International College- Walking distance to bus stop, train station, Forbes Primary & Emmaus Christian College- Just 5km to Glenelg & 7km to the CBD Land: 433sqm Year Built: 1947 Council: City of Marion Council Rates: \$1350 PASA Water: \$325 PQES Levy: \$127 PA Community Rates: \$144 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.