

6/383 Marion Road, Plympton, SA 5038

**NOAKES
NICKOLAS**

Sold Unit

Thursday, 19 October 2023

6/383 Marion Road, Plympton, SA 5038

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$295,000

Set in a charming brick strata group, this late 60's unit offers tidy independent living and a fantastic lifestyle smack bang between the coast and city in Plympton. Located on the first floor, enter via the north-facing front balcony into the naturally sunlit carpeted lounge and dining room. Around the corner, a modernised neutral kitchen includes contemporary cabinetry, a tiled splashback and a gas cooktop, with direct access out onto your private rear balcony, a wonderful place to relax outdoors overlooking the grounds below. Two well-sized double bedrooms are also carpeted, with built-in robes to the first, room for wardrobes in the second, and ceiling fans to both for year-round comfort. The combined bathroom/laundry includes a bath/shower and a mosaic tiled floor, with plenty of room to plan and design the bathroom of your dreams. Popular local cafes within your area include Incognito, Beckman Street Deli and Froth and Fodder, while Coles, Aldi and Kurralta Central provide everyday shopping convenience. A breezy eight-minute drive to Adelaide Airport, a skip to the beach and moments from the CBD, it's the perfect base for those seeking easy access to it all. Whether an astute set-and-forget investment or an exciting new home base, those living on Marion Road can embrace a city-centric and coast-centric lifestyle all at once from Plympton. More features to love:- Reverse cycle split system A/C to lounge/dining plus ceiling fans to bedrooms- Security screen doors- Front and rear balconies- Dedicated carport space- Zoned to Plympton International College, walking distance to Plympton Primary and within the catchment area for Kurralta Park Community Kindergarten- A stroll to Stop 9 South Plympton tram stop, Emerson train station and bus stops along Marion Road and Anzac Highway- Just 4.3km to the beach and 4.3km to the Adelaide CBD- Currently on a fixed term lease until July 2026 at \$210PWYear Built: 1968Title: StrataCouncil: City of West TorrensCouncil Rates: \$1082PASA Water: \$153PQES Levy: \$84PAStrata: \$450PQRental Appraisal: \$350-\$400PWDisclaimer: 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.