

66a Mooringe Avenue, North Plympton, SA 5037

HARRIS

Sold House

Sunday, 13 August 2023

66a Mooringe Avenue, North Plympton, SA 5037

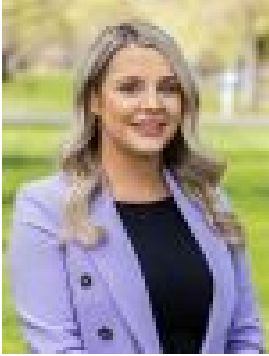
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 680 m2

Type: House



Naomi Perrett
0488540920

\$925,000

Positioned in the epicentre of city and sea, this four-bedroom family residence brings proximity to quality schooling, multiple modes of public transport and every shopping amenity on offer, granting you the fuss-free lifestyle you've been searching for. Built in 2009 with family in mind, the property is securely set back from the street on a 680sqm parcel with an abundance of driveway space for visiting vehicles, caravan, trailer or boat. The tidy brick façade and double garage make way to a versatile footprint, offering multiple living spaces to configure as needed and evolve alongside the many changing seasons of your family life. A bay-windowed master boasting walk-in robe and ensuite with dual vanity and corner spa bath impressively begins the slumber wing, followed by three additional bedrooms towards the rear of the home. Both front formal lounge and open-plan living grant enough space to relax, dine, entertain and study – thanks to the inclusion of a handy in-built desk – culminating in a modern kitchen that will act as a central hub to family meals and memories. Favourable north-facing rear orientation brings a healthy dose of Vitamin D when you choose to dine alfresco, while a generous patch of lush lawn will keep both kids and pets happy for hours on end. A crowd favourite of young and growing families for very good reason, North Plympton grants an easy morning drop off to the quality schooling of Plympton International, Immanuel and Emmaus College, a 10-minute stress-free commute to your CBD office, a perfectly brewed coffee at Froth & Fodder and all your shopping amenities on hand at Kurralta Central. There is so much to adore about the convenience, abundance and pure potential on Mooringe... Even more to love:

- Solar system
- Stainless-steel gas cooktop, wall oven & Bosch dishwasher
- Walk-in pantry
- Built-in robes to bedroom 2 & 3
- Three-way bathroom with separate bath & toilet
- Ducted vacuuming
- Security system with video & back-to-base monitoring
- Ample storage solutions throughout
- Ducted R/C air conditioning
- Bus stop practically on your doorstep
- 700m walk to zoned Plympton International College
- Easy proximity to Kurralta Central, Jetty Road Glenelg, Westfield Marion, Flinders University & Hospital

All of this and so, so much more... Specifications CT / 5902/765 Council / City of West Torrens Zoning / General Neighbourhood Built / 2009 Land / 680m² Frontage / 4.25m Council Rates / \$1,787.70pa SA Water / \$337pqES Levy / \$187pa Estimated rental assessment: \$650 - \$680 p/w (Written assessment can be provided upon request) Nearby Schools / Plympton International College, Plympton P.S, Forbes P.S, Plympton International College, Mitcham Girls H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409