

**77 McArthur Avenue, Plympton, SA 5038**

**House For Sale**

Tuesday, 6 February 2024

**GaryJSmith**

77 McArthur Avenue, Plympton, SA 5038

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 888 m2**

**Type: House**



Craig Smith  
0417979694



Nathan Clegg  
0415590706

## **Auction 24/02/24 @ 11am**

With a wide frontage along McArthur Avenue overlooking expansive parklands and walking and bike trails, there are endless options for the future of this wonderful 888 sqms (approx.) of prime Plympton real estate. Positioned within the Housing Diversity Neighbourhood zone, there is plenty of scope for a multiple dwelling redevelopment here, with the options also to knock down and build your dream home from the ground up, or use the existing bones and renovate and extend (all subject to council consents). Presently, you'll find the original 1950-built home in very neat and tidy condition, comprising a formal front lounge room, three bedrooms including a front master with split system, ceiling fan and built-in robes, sky-lit bathroom with shower, functional kitchen/meals space onto formal dining room and a separate laundry. Verandahs add protection to a paved rear alfresco overlooking a lawn backyard bordered with established plants. Substantial shedding along with a workshop adjoin the fully enclosed triple length carport. A top location an easy walk to the Weigall Oval Reserve and Tennis Courts, with early learning centres and schools, Kurralta Central Shopping Centre, Froth and Fodder Café, Highway Hotel, tram and bus transport at your fingertips, perfectly central to city and sea. A world of opportunity awaits, don't miss it. Specifications: CT / 5446 / 957 Land / 888 sqm approx Council / City of West Torrens Zoned / Housing Diversity Neighbourhood SA Water / \$217 PQESL Levy / \$246 PA