

**7a Lehmann Street, North Plympton, SA 5037**

**GaryJSmith**

**Sold House**

Friday, 8 December 2023

7a Lehmann Street, North Plympton, SA 5037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 359 m2**

**Type: House**



Craig Smith  
0417979694



Nathan Clegg  
0415590706

**\$860,000**

Amid the privacy of a quiet cul-de-sac location midway between city and sea, this 2014-built courtyard home will make a top-shelf investment or easy care live-in for couples or families. A front master bedroom is easily accessible from the tiled hallway upon entry, complete with a generous walk-through robe and neutral ensuite with spacious shower. Second and third bedrooms down the hall enjoy beautiful morning light and are serviced by a main bathroom with large inset bath, shower and separate w/c. Reaping the rewards of its northerly aspect, a family-sized living and dining space at the rear with sliding doors onto the alfresco is flooded with natural light and overlooked by a contemporary U-shaped kitchen with bulkhead, waterfall stone benchtop and breakfast bar, dishwasher, gas cooking and invaluable huge butler's pantry with space for the fridge. Under the protection of the main roof, the entertaining space allows for outdoor play any time of year, overlooking a neat securely fenced lawn strip. Delight in the details: - Ducted reverse cycle air conditioning throughout - Single auto door garage with internal access + extra off-street parking - Mirrored robes to bedrooms 2 & 3 - Entertainment niche to living space - Solar panels - Large separate laundry with storage A convenient North Plympton position with close proximity to bus and tram transport, the Weigall Oval Reserve, Kurralta Park Shopping Centre, Plympton International College, Glenelg Golf Club and Adelaide Airport. Neat and neutral with almost no upkeep. Put Lehmann Street on your must-see list. Specifications: CT / 6074 / 48 Built / 2014 Council / City of West Torrens Zoning / General Neighbourhood Council Rates / \$1,465.90 pa SA Water / \$184.72 pq ES Levy / \$341.45 pa Community Driveway Insurance / \$177.50 pa Land / 359m2 approx