

7C Crossley Street, Plympton, SA 5038

**NOAKES
NICKOLAS**

Sold House

Sunday, 13 August 2023

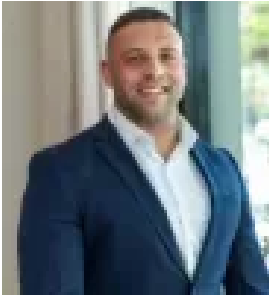
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Bedrooms: 3

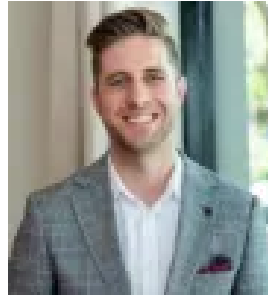
Bathrooms: 2

Parkings: 1

Type: House



Jorden Tresidder
0881663989



Callan Eames
0881663989

\$685,000

Located in the highly sought pocket of blooming Plympton within convenient reach of shopping amenities, public transport and café culture, this immaculate dual-level residence offers an outstanding investment and spacious homebase. Constructed to lofty standards as recently as 2021 and privately positioned back from the street, you'll love the laidback privacy and knowing you're just moments away from both the hustle of the CBD and vibrancy of Jetty Road. Flawlessly presented to move straight in or lease without lifting a finger, the internal floorplan set over a considered 155sqm begins with an open plan ground floor hub unifying relaxed living and dining. Centred around a well-equipped kitchen that boasts Fisher & Paykel 900mm gas cooktop, dishwasher and 40mm stone benchtops, you'll always be in proximity of your guests at the island bench or adjacent dining table. On warm summer afternoons, enjoy your meal alfresco-style under the seamlessly incorporated outdoor entertaining zone - one that reinforces the carefree aspect of the surrounding coastline but demands little maintenance thanks to an easy-care garden patch. Taking the stairs to the versatile second level, configure the three bedrooms upon plush charcoal carpets as you wish, each fitted with built-in robes and central to a floor-to-ceiling tiled main bathroom, whilst the front-facing master grants ensuite privileges. Weigall Oval Reserve rests just 400m away, ready to extend your backyard by being utilised for morning jogs, family picnics, pooch walks, tennis matches or a kick of the footy. Plenty of space without the upkeep - you really can have it all at home on Crossley... Even more to love: • Secure carport behind roller door • Off-street parking for second vehicle • Downstairs powder room & separate laundry • Fujitsu ducted R/C air conditioning • 2.7m ceilings • Just 400m to bus & 1km to tram stop • Walking distance to Kurralta Central & Plympton Primary • Zoned for Plympton International College • Proximity to Immanuel & Emmaus College • Leased until 27th September 2023 for \$635 per week Year Built: 2021 Title: Community Council: City of West Torrens Council Rates: \$1,109.55 PASA Water: \$246.88 PQES Levy: \$134.85 PAC Community Rates: \$143.52 PQ 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.