

8/12-16 Melville Street, South Plympton, SA 5038



Sold Unit

Thursday, 22 February 2024

8/12-16 Melville Street, South Plympton, SA 5038

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Nazz Mina
0451517138



Wayne Tuong
0420351001

\$634,000

Welcome to a brilliant easy-care north facing homette, tastefully upgraded and primely positioned centrally between the Adelaide CBD and Glenelg, this much-loved family home is the ideal opportunity for those seeking a convenient, effortless modern lifestyle. A meticulous design that utilises space and functionality, this property located in a neat open group, also ticks all the investor boxes, offering great transport links, schools, shopping and excellent rental potential! Step inside to modern light filled living, a stylish space where cleverly designed seamless connectivity is perfectly considered to meet every resident's needs. High quality carpets, polished timber flooring and soothing neutral tones grace the interior, creating the inviting ambience of this home. Featuring two generously sized bedrooms and living spaces there is plenty of space for first home buyers, professionals, retirees, young families and singles taking that first step on the property ladder and downsizers looking for a carefree lifestyle close to the city centre and beach. Whipping up meals for friends and family is a delight in the bright updated kitchen with sleek stainless-steel appliances and cabinetry packed with storage space, keeping workspace benchtops decluttered and wine-ready for relaxed entertaining. Bring on delightful alfresco dining with a decked alfresco entertaining area, surrounded by citrus trees, ornamental trees and hedge - perfect for glorious garden parties all year round! Equipped with reverse cycle air-conditioning, ceiling fans, external window shutters and solar system, this home offers fabulous energy-efficient regulation of temperatures throughout the home that is great for the environment and your power bills. It's no secret why many home buyers choose to settle in or invest in South Plympton; from the reputable schools and recreational lifestyle it provides, to the wonderful seaside charm nearby. It's a hit with those looking for a beachside lifestyle just a few minutes from cosmopolitan Glenelg, premier Glenelg Golf Club and popular Jetty Road restaurants and cafes. There's sailing, fishing and boating, coastal and river walking trails, bike paths, a sports complex, swimming centre and plenty of public reserves that make South Plympton a great place for outdoor activities - because life is for living! Rundle Mall, Kurralta Central, Harbour Town, Castle Plaza and Westfield Marion are just a short commute for a retail fix. With neighbouring access to quality schools such as Plympton Kindergarten, Plympton Primary School, St John the Baptist Catholic Primary School, St Francis de Sales Primary School, Plympton High School, Plympton International College, Emmaus Christian College and Immanuel College - it's all here! What we love:

- Location, location, location...highly sought after suburb located between the city and sea, offering the best of both worlds!
- Beautifully composed contemporary, light filled open plan living
- Neutral tones throughout providing the perfect base for stylish living
- Spacious lounge with polished timber flooring
- 2 generous bedrooms, with plush carpeting, built-in robes and ceiling fans
- Spacious contemporary bathroom with sleek cabinetry, separate walk-in shower and bathtub
- Convenient separate toilet
- Light filled kitchen with servery, stainless steel appliances, double sink and ample bench and cupboard space
- Separate spacious laundry with shelving, linen cupboard and easy access to rear garden
- 6.6kw solar system
- Reverse cycle air-conditioning and ceiling fans for year-round comfort
- Large secure private rear yard with low maintenance gardens
- Exterior window roller shutters for added privacy and security
- Rare, secure garage under main roof, with automatic roller door and secure direct internal access to home
- Off street carparking for 2 vehicles
- Well connected with bus, train and tram public transport and bike paths to the city and beach
- Near the South Road Superway, providing easy access to the rest of Adelaide
- Great school zoning and access
- Potential for excellent rental return
- Nothing to do, just move in!

Auction: Friday, 8th March 2024 at 6:00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.