

**34/1 Charles Street, Plympton, SA 5038**

**HARRIS**

**Apartment For Sale**

Friday, 5 July 2024

34/1 Charles Street, Plympton, SA 5038

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Guy Barrett  
0405663406



Sam Johns  
0437885776

**\$505k-\$520k**

Best Offers By Tuesday 16th of July 2024 (unless sold prior) Whether you love the buzz of the city or the calm of the coast, this neat-as-a-pin 2-bedroom unit on the upper level of its ultra-modern group sits smack bang between Glenelg and Adelaide's CBD to give you the best of both worlds, in a home that doesn't ask the word of you in return. That's right; life in this north-facing home is as easy as it gets, giving downsizers, professionals, and single socialites alike the added bonus of a designated undercover carpark within its gated community. With two nicely sized bedrooms, separate laundry, a bathroom with bathtub and walk-in shower, and an open-plan living zone that flows like a breeze from the open-plan kitchen to the terrace balcony, this move-in ready home makes efficient use of every square inch. A series of recent updates only strengthen the modern look and functionality of this 2019-build pad that puts local cafes, Kurralta Park shopping precinct and a tram stop within a stroll. What will it be today; the beach or the city? Let's go with both, shall we. More to love: -?Less than 15 minutes from the coast and city -?Recent updates include new carpets and custom plantation shutters -?Ducted temperature control and new ceilings fans for year round comfort -?Allocated undercover parking spot -?Secure gated entry to complex, plus intercom at pedestrian gate -?High square-set ceilings and stylish timber look floors -?Dishwasher, new induction cooktop and loads of storage to kitchen -?Mirrored built-in robes to both bedrooms -?New sliding security doors -?Walking distance from bus and tram stops -?Ideal as a place of residence or 'set and forget' investment Specifications:CT / 6223/956 Council / West Torrens Zoning / UC(Bo) Built / 2019 Council Rates / \$1,000.80pa Community Rates / \$552pq Community Manager / Strata Management SA Emergency Services Levy / \$109.70pa SA Water / \$153.70pq Estimated rental assessment / \$500 to \$530 per week / Written rental assessment can be provided upon request Nearby Schools / Plympton P.S, Plympton International College, Forbes P.S, Richmond P.S, 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