

**21 Wheaton Street, South Plympton, SA 5038**

**House For Sale**

Wednesday, 10 July 2024



**21 Wheaton Street, South Plympton, SA 5038**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 576 m2**

**Type: House**



Alistair Loudon  
0481361617



Amity Dry  
0438144224

**\$950k**

Auction Sat, 27th Jul - 2pm (usp) Positioned for those who love the city and coast in equal measure, this double brick C1948 family home takes its enduring qualities and fresh updates and packages it all up on an enviable corner parcel that asks little of you in return. If you're asking for a minimum of three bedrooms, multiple living zones, a lock-up garage, updated bathrooms and a slick, modern kitchen, say no more. Bookended by living zones, northern light rushes into the parquet-floored sitting room at the rear of this free-flowing home with ducted r/c, high ceilings and plenty of storage. Featuring a Smeg oven and induction cooktop, Bosch dishwasher and all the cupboard space you desire, that kitchen embodies the home's supreme functionality on its landscaped parcel with plentiful off-street parking, paved patio and privacy from the passing world. Throw the address into Google Maps, set your coordinates for Glenelg, the CBD or Westfield Marion and your ETA is no more than 12 minutes from a home that puts schools, cafes and a range of shopping precincts on a platter. You're going to love every second of South Plympton. We promise. ☑☑ Spacious corner parcel with low-maintenance, irrigated gardens ☑☑ Solid brick, powered garage and additional off-street parking ☑☑ Timber floors and high ceilings throughout ☑☑ Zoned ducted temperature control for year round comfort ☑☑ Freshly updated interior ensures you can move straight in and enjoy the home for years to come ☑☑ Modern, fully tiled main bathroom with walk-in shower and bath plus second toilet ☑☑ Updated laundry ☑☑ Storage galore, including linen press and walk-in robe to main bedroom ☑☑ Full of natural light ☑☑ Security system ☑☑ Walking distance from train, tram and bus stops ☑☑ A short drive from Kurralta Central shopping precinct ☑☑ Only a short walk to the South Plympton Kindergarten and Emmaus College

CT Reference - 5075/123 Council - Marion Council Rates - \$1,909.15pa SA Water Rates - \$195.23pq Emergency Services Levy - \$158.60pa Land Size - 576m<sup>2</sup> approx. Year Built - 1948 Total Build area - 178m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403