

25 Ayre Street, South Plympton, SA 5038

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 10 July 2024

25 Ayre Street, South Plympton, SA 5038

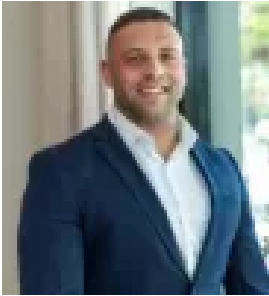
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 708 m2

Type: House



Jorden Tresidder
0881663989



Casey Grigg
0422592852

Best Offers By 29/7 (USP)

Best Offers By Monday 29th of July at 1pm (Unless Sold Prior). Extending the revived glamour of its solid mid-century foundations over a rarely found 708sqm parcel, this three-bedroom residence has been completely refined to offer a spacious family home perfectly placed between city and sea. Favourably close to Plympton South Kindergarten and the playground of Yapinga Street Reserve, the whole family is guaranteed to love the lifestyle location as much as the rest of the community-minded residents of the quiet encompassing streets. Freshly painted to inspire from first glance, the double brick façade leads through a flexible footprint placed upon polished timber floorboards, where a cosy lounge and three bedrooms connect from the formal entry hall. At the centre of it all, the remodelled kitchen beams bright with crisp cabinetry, new Westinghouse induction cooktop, matching electric oven and Bosch dishwasher. Pass dinner to your guests through the servery window, where a sunny study nook leads through to both the dining room and out to a north-facing backyard that's primed to entertain under the freshly painted verandah – surrounded by an abundance of lush lawn that's sure to be a hit with both kids and pets. From your multi-faceted position on Ayre Street, you'll be spoilt for choice with walking access to multiple modes of public transport, quality schools, cafés and shopping amenities, whilst both the CBD hustle and laidback coast are just moments away on the city-to-bay tramline. It's all at your beck and call from South Plympton. Even more to love:- Torrens-titled 708sqm subdividable allotment (STCC)- South-facing 19.5m frontage- Lockup garage & carport behind secure gates- Built-in robes to main bedroom- Separate bath & powder room- Ducted R/C air conditioning & ceiling fans- 6.6kW recently installed solar system- Freshly painted throughout- New Colorbond roof- Powered shed with mechanic pit- Footsteps to bus, tram & train stops- Zoned for Plympton International College, proximity to Emmaus Christian College & Forbes Primary- Just 5km from both the CBD & Jetty Road Glenelg Land Size: 708sqm Frontage: 19.5m Year Built: 1948 Title: Torrens Title Council: City of Marion Council Rates: \$1960.05 PASA Water: \$198.34 PQES Levy: \$161.45 PA 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.