

36 Hawker Ave, Plympton Park, SA, 5038

NOAKES
NICKOLAS

House For Sale

Wednesday, 14 August 2024

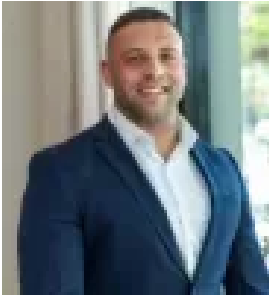
36 Hawker Ave, Plympton Park, SA, 5038

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jorden Tresidder
0881663989

A prized parcel of contemporary comfort & timeless design.

Best Offers By Monday 2nd September at 1pm (Unless Sold Prior).

Nestled in the cosmopolitan and ever-popular pocket of Plympton Park, this immaculate four-bedroom family home places a priority on contemporary space without the need for too much upkeep all with the open green space of Aldridge Reserve just over your back fence.

Placed right in the centre of city to sea - and easily connected to both by the nearby tram line - this home stands proud behind a landscaped façade, ready to accommodate a growing brood with dual living zones over a flexible footprint.

Rightfully so, the front-facing master extends to a walk-in robe and ensuite, before three further bedrooms and a three-way main bathroom stretch to the left forming a restful wing.

A fine finesse of open plan space follows, cosy enough to curl up in front of a movie but willing and able to entertain a crowd, anchored by a kitchen that steals the show with stainless-steel appliances, sprawling stone benchtops and sleek black cabinetry.

Encouraging time spent outdoors the huge rear yard offers plenty of lawn for the whole family to spread out, whilst the wide-open spaces of reserves, playgrounds and coastlines wait just moments away.

A true lifestyle location with everything at your door.

Even more to love:

- Secure garage with internal access & further driveway parking
- Walk-in pantry & storeroom
- Ducted R/C air conditioning
- Aldridge Reserve playground & basketball courts over your back fence
- Footsteps to both bus & tram stop
- Zoned for Plympton International College
- Proximity to Immanuel, Forbes Primary & Emmaus Christian College
- Easy access to Westfield Marion, Flinders Uni & Hospital

Land Size: 464sqm

Frontage: 10.87m

Year Built: TBC

Title: Torrens

Council: City of Marion

Council Rates: \$2,418PA

SA Water: \$311.83PQ

ES Levy: \$187PA

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.