

4 Colorado Avenue, Plympton, SA 5038



House For Sale

Wednesday, 10 July 2024

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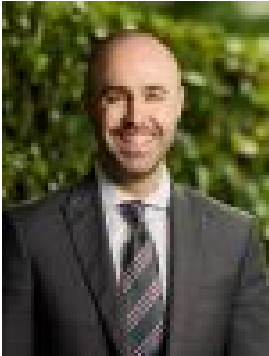
Bedrooms: 3

Bathrooms: 1

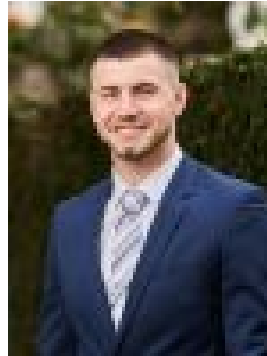
Parkings: 1

Area: 690 m2

Type: House



Nick Borrelli
0861871302



Nik Ilic
0421162383

Auction On-Site Saturday 27th July 4:15PM

If you have your eye on a prime parcel in Adelaide's thriving west that's minutes from the sea and a stone's throw from the city, and where a neatly presented original 3-bedroom abode sits ready to rent while you explore ambitious architectural plans to maximise every square inch of this enticing 690sqm (approx) allotment with a huge 31metre frontage then surely your search ends here. Impeccably maintained inside and out, and capturing a cosy charm, 4 Colorado Avenue takes its solid c.1960's footings and reveals a light-filled lounge and dining zone, spacious kitchen and meals, along with 3 wonderfully generous bedrooms. A central bathroom with separate WC, functional laundry and ducted AC provides both convenience and comfort, while a handy sunroom sees more low-key versatility for those looking to leave it as is. Together with a sweeping and sunny north-west facing backyard catching the best of the day's sun for year-round enjoyment - whether planting your feet or planning for the future, this stellar address promises the brightest of opportunities. **STANDOUT FEATURES**• Well-maintained original property sitting on a staggering 690sqm (approx.) parcel inviting exciting renovation, rebuild or subdivision potential (subject to council conditions)• Light-filled L-shape lounge and dining for easy family living and cosy hosting• Generous combined kitchen and casual meals with all the room for helping hands, good bench top space, plenty of cupboards and cabinetry, and stainless oven and gas cook top• 3 large bedrooms, the master with handy built-in robes• Neat and tidy bathroom featuring separate shower and bath, as well as separate WC• Rear sunroom, functional laundry and ducted AC throughout• Spacious and sunbathed backyard with lush lawn and garden shed• Classic c.1960's stone frontage, secure garage and neat front lawn**SCHOOL ZONING**• Around the corner from Plympton International for stress and traffic-free school runs• A short stroll to Plympton Primary or St John the Baptist Quickly becoming one of the most sought-after suburbs between the city and the sea, Plympton places incredible lifestyle conveniences right at your fingertips. From your local ALDI, Coles and a raft of eateries at arm's reach, the bustling Kurralta Park & Kmart buzzing with cafés and tasty takeaway options, the easiest of runs to the vibrant seaside hub of Jetty Road Glenelg or a quick jaunt to the soft sands of West and Henley Beach, as well as a coveted bee-line to the CBD by way of car, bus or bike a mere 5km from your front door... laying claim to such a cosmopolitan and beachside locale cannot be overstated! Currently Tenanted - \$505/week until March 2025 Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. **Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. **Campbelltown RLA 322799 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. **Property Details:** Council | West Torrens Zone | GN - General Neighbourhood Land | 690sqm (Approx.) House | 153sqm (Approx.) Built | 1963 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa