

**46 Daly Street, South Plympton, SA, 5038**



**House For Sale**

Wednesday, 14 August 2024

46 Daly Street, South Plympton, SA, 5038

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## North/South Facing Solid Brick Home With Exceptional Potential

Discover the charm of this original solid brick home nestled in a high-quality family neighbourhood. Whether you are an experienced renovator or a first-time home improver, here is the chance for those with a vision for transformation to create something truly extraordinary (STPC). The functional layout features a renovated bathroom and three bedrooms, each equipped with built-in robes and ceiling fans for your comfort. The large outdoor entertaining space is perfect for gatherings, complemented by a substantial shed offering ample storage or workspace. Located in a prime area, convenience is at your doorstep. The Edwardstown train stop is nearby, providing easy access to the city. Shopping is a breeze with Park Holme Shopping Centre just 8 minutes away and Castle Plaza a mere 4 minutes' drive. Whether you're a first-time buyer or looking to downsize, this property offers great potential to renovate to suit your personal style. Embrace the opportunity to create your perfect home in a fantastic location with everything you need close by.

- Solid brick family home, in a high-quality family neighbourhood
- Highly functional layout with good indoor/outdoor living spaces
- For those with a vision; potential for re-development (STPC)
- Great potential to renovate throughout and/or extend (STPC)
- Large L-shaped north-facing living space with combustion fire
- Dining space perfectly situated between the kitchen & living space
- Timber kitchen with electric cooktop & plenty of cupboard/bench space
- Renovated bathroom with floor-to-ceiling tiles, toilet and large shower
- Large outdoor entertaining space with a pergola and views over the garden
- Huge shed + secure carport with drive-through access
- Ideally located close to schools, parks, shops & transport links

Other information:

Title: Torrens Title

Council: City of Marion

Zoning: General Neighbourhood

Build: c1955

Land: 664m<sup>2</sup>

Frontage: 16.26m

Council Rates: \$2,087.30 per annum

SA Water: \$206.11 per quarter

Emergency Services Levy: \$114.25 per annum

Rental Assessment: \$570 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330