

**60A Bray Street, Plympton Park, SA, 5038**



**House For Sale**

Wednesday, 14 August 2024

60A Bray Street, Plympton Park, SA, 5038

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Leasing Officer Kaide  
0450216898

## Discover Modern Living with this Torrens title Impressive Family Home

Great opportunity to become part of the Plympton Park lifestyle! Beautifully built in 2019 by Rossdale and impeccably maintained, this luxurious 3-bedroom, 2-bathroom home sits on a valuable land, presenting a rare opportunity for first-home buyers, young professionals, or savvy investors. This is your choice!

When you step into the house, you will be impressed by the large living area connected to the sleek kitchen. Inside, the master bedroom features an ensuite and a spacious walk-in robe, while bedrooms 2 and 3 have built-in robes and ample natural light. The kitchen, equipped with quality appliances and ample storage cabinetry, opens to a spacious living and dining area. Additional living spaces include a sunroom with double-glazed windows, providing plenty of space for everyone. The home also features a plumbing-ready garage for an extra washer and a plug for a smart toilet and bidet seat in the main bathroom. With modern touches like 2.7m ceilings and wall tiles in the bathrooms up to the ceiling, this home is both stylish and practical.

Externally, the home boasts a very low-maintenance yard with pebbles, perfect for those looking to reduce upkeep. The large undercover patio is ideal for entertaining or relaxing, and the solar-powered automated gate adds an extra layer of security. The garage with roller door and internal entry offers convenience, and there is plenty of space for further vehicles.

This stand-out property is perfect to move straight in with potential for further growth. Conveniently close to all local amenities, this home is just minutes from local shops and public transport. Enjoy the nearby parks and the convenience of shopping centers for all your shopping needs.

### Features:

- Modern designed family home with 3 bedrooms and 2 bathrooms
- Spacious master bedroom with ensuite and walk-in robe
- Generous kitchen with high-quality appliances and large built-in storage shelves
- Airy open plan dining and lounge area
- Sunroom with double-glazed windows
- Modern main bathroom with bath and separate toilet, with plug ready for smart toilet and bidet seat
- Easy to manage, low-maintenance yard with pebbles and solar-powered automated gate
- Garage with roller door, internal entry, and plumbing ready for an extra washing machine
- Outdoor, large undercover patio perfect for entertaining or relaxing
- Energy-efficient 5.2kW solar panels

### Locality:

- 5 mins drive to Brighton Beach
- 5 mins drive to Marion Outdoor Swimming Pool
- 10 mins drive to Westfield Marion Shopping Centre
- 8 mins drive to Marion Primary School
- 10 mins drive to Hamilton Secondary College
- 12 mins drive to Flinders University

### School Zone:

- Hamilton Secondary College
- Marion Primary School
- Clovelly Park Primary School
- Ascot Park Primary School

### Specifications:

- Torrens title

- Council: City of Marion
- Council Rate: \$1,602.00 pa
- Water Sewerage: \$522.48 pa
- Water Rates: \$314.40 pa
- ESL: \$171.60 pa

Call Frank on 0450 216 898 for more information, recent sold reports available on request, or meet you on-site over the weekends.

RLA 285210

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