

6A Blackler Avenue, Plympton Park, SA 5038



House For Sale

Thursday, 4 July 2024

6A Blackler Avenue, Plympton Park, SA 5038

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 377 m2

Type: House



Rod Smitheram

0882928300

Auction (USP)

Welcome to 6A Blackler Avenue, Plympton Park - an immaculate contemporary residence that epitomises modern living. Perfectly positioned between the city and the sea, this stunning fully-detached home sits proudly on one of the prettiest streets in quiet, family-friendly Plympton Park. From waking up with the eastern light overlooking the garden in your master bedroom to soaking in the sunset on the front verandah, this home offers the lifestyle you have been looking for. As you approach the property, you are greeted by a beautifully landscaped front yard with a pristine lawn and a sleek, modern facade. The inviting entryway leads you into a spacious lounge area, bathed in natural light and exuding a warm, welcoming ambiance. The heart of this home is undoubtedly its open-plan kitchen, dining, and lounge area. The entertainer's kitchen provides a 90cm wide oven and cooktop, stone bench tops, and double sinks, making it a chef's delight. Pendant lighting and contemporary finishes add a touch of elegance to this functional space, perfect for entertaining guests or enjoying family meals. Adjacent to the kitchen, the living area is a perfect retreat, featuring stylish decor that creates a cosy atmosphere. Large windows and sliding doors provide seamless access to the rear alfresco area, ideal for outdoor dining and relaxation. This space is equipped with a ceiling fan and a built-in Bluetooth speaker system, ensuring your gatherings are always a hit. The property offers three generously sized bedrooms, each designed with comfort in mind. The master bedroom features a spacious layout, built-in wardrobe, and a luxurious ensuite bathroom with floor-to-ceiling tiles, providing a private sanctuary for relaxation. The additional bedrooms are equally impressive, with built-in storage and large windows that enhance the sense of space and light. The main bathroom is a masterpiece of modern design, featuring a sleek vanity, contemporary fixtures, a rainfall shower head, and a large bathtub - perfect for unwinding after a long day. A separate toilet and a well-equipped laundry add to the home's convenience and functionality. Outside, the rear alfresco dining area provides the perfect space to entertain or simply relax with a view of the private rear garden with its delightful green hedges, lawn, and fruit trees. The front garden offers plenty of extra space, with off-street parking for another two vehicles. This high-quality home also includes ducted reverse cycle heating and cooling throughout, high ceilings including a 3.3m entry and formal lounge room, large windows and glass doors that fill the rooms with natural light throughout the day, and a built-in desk with storage perfect for working from home or kids' homework. Energy-saving features like insulation and zoned A/C, along with NBN connectivity, ensure modern comfort and efficiency. Located just a 10-minute walk to the local tram stop and the conveniences of Marion Road, offering groceries, fresh produce, and the Front Page café with its wood oven pizzas and happy hour three nights a week. The Mike Turtur Bikeway is a 2-minute ride away, offering easy access to Glenelg and the City. Glenelg's Jetty Road, known for its dining and entertainment, is a short drive away and shopping is a breeze with Kurralta Central and Westfield Marion nearby. Families will appreciate the proximity to Forbes Primary School, Plympton International College, Immanuel College, and Sacred Heart College, ensuring a well-rounded lifestyle in a prime Plympton Park location. Loved and maintained by one owner since it was built, this high-quality home offers the space, location, and lifestyle you have been looking for. 6A Blackler Avenue is not just a house; it's a lifestyle. Experience the perfect blend of luxury, comfort, and convenience in this exquisite property. Don't miss the opportunity to make this dream home yours.

What we Love:

- Beautifully landscaped front yard with pristine lawn
- Spacious lounge area with ample natural light
- Open-plan kitchen with 90cm wide oven and cooktop, stone bench tops, and double sinks
- Elegant dining area perfect for entertaining
- Cosy living area with stylish decor
- Seamless access to rear alfresco area with ceiling fan and built-in Bluetooth speaker system
- Luxurious master bedroom with ensuite bathroom
- Two additional bedrooms with built-in wardrobes
- Modern main bathroom with sleek vanity, rainfall shower head, and large bathtub
- Separate toilet for convenience
- Well-equipped laundry room
- Beautifully maintained backyard with lush lawns, green hedges, and fruit trees
- Low-maintenance garden
- Secure garage with ample parking and storage
- Close to Plympton Park tram stop for CBD access
- Nearby Marion Road with grocery stores, fresh produce, and Front Page café
- Proximity to Mike Turtur Bikeway for easy access to Glenelg and the City
- Energy-saving features including insulation and zoned A/C
- NBN connected
- Zoned for Plympton International College

Auction: Saturday, 20th July 2024 at 3.30pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.