

**8 Spring Street, North Plympton, SA, 5037**



**House For Sale**

Saturday, 10 August 2024

8 Spring Street, North Plympton, SA, 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Charming family home with potential to renovate

Occupying a generous 819sqm (approx.) prime allotment on Spring Street, this wonderful family home will be a welcome sight for those looking to breathe new life into an existing dwelling or simply enjoy it as is.

A huge porch entry opens onto a passage with easy access to a most comfortable lounge room overlooking the front gardens. An adjacent dining space adjoins the neutral kitchen which can be updated to individual tastes; with an essential dishwasher inclusion, you'll find plenty of room for helping hands here, along with substantial storage space and a wall oven.

Three bedrooms are each equipped with built-in robes, serviced by an immaculate original bathroom with shower and inset bath, separate toilet and a convenient second separate shower.

A second family room at the rear will be a big tick for families and entertainers, complete with a built-in bar and sliding door access onto a very well protected paved alfresco fit for the fullest of family gatherings.

An endless north-facing lawn backyard will be a godsend for little legs and furry friends alike, a lovely greenhouse, fire pit area and couple of established trees adding to the equation. The greenhouse is substantial with racking and contains orchids for potential inclusion in the sale.

More to mention:

- ☑ Ducted gas heating & evaporative cooling
- ☑ Fresh carpets
- ☑ Freshly painted
- ☑ Ceiling fans to bedrooms 2 & 3
- ☑ Huge separate laundry with storage
- ☑ Garden Shed
- ☑ Plumbed rear garage/workshop + plenty of secure carparking for caravans, boats, trailers etc.
- ☑ Garage houses a toilet and wash basin. Potential for conversion into a separate teen retreat/rumpus or even a granny flat subject to council approval.
- ☑ Perfect for the car enthusiast, the garage comes complete with its own car pit!

Walk to the bus, local reserves and Netley Kindergarten, with Immanuel College nearby, Kurralta Park Shopping Centre plus other local shops, Weigall Oval Reserve, Glenelg Beach and Golf Club and Adelaide Airport at your disposal, perfectly central to CBD and sea.

Lots of opportunity here. Make sure Spring Street is on your must-see list.

Specifications:

CT / 5309 / 55

Built / 1967

Council / City of West Torrens

Zoning / GN - General Neighbourhood

Council / \$1,845.55 PA

SA Water / \$223.22 PQ

ES Levy / \$400.40 PA