

Unit 1/146 Raglan Avenue, South Plympton, SA 5038



Sold House

Tuesday, 23 January 2024

Unit 1/146 Raglan Avenue, South Plympton, SA 5038

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 153 m2

Type: House



Neil Wilson
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\$642,000

Best Offers by 12 pm Thursday February 8, 2024 (USP) Step into refined living with this freshly updated 2-bedroom home. Nestled in a small group of 4, on a self managed strata title, this lovely courtyard is designed for comfort and convenience, making it the perfect place to call home. The interior of this home is light and bright, with modern floor tiles enhancing the spacious family living room and adjacent meals area. The modern tiling flows through to both the master and second bedrooms which are generously proportioned and feature built-in sliding wardrobes. Recently refreshed, the kitchen features gas appliances, ample cabinetry and a designated area for a refrigerator. Adding to the convenience, a separate laundry room with direct access to the rear yard is included. In line with the rest of this home, the bathroom has been tastefully updated and comes equipped with a spacious shower area, separate bath and modern vanity cabinet. Bathed in the radiance of recently installed LED lights, the entire property exudes a warm and inviting ambiance, beautifully reflecting off the freshly painted white walls, creating an open and welcoming atmosphere. Step outside to discover an all-weather gable-pitched entertainment area, perfect for year-round enjoyment. The pergola shields against winter weather, and ceiling fans ensure comfort in the summer warmth. The fully paved backyard, along with a garden shed, complements this effortless living space, ideal for your outdoor furniture and potted plants. An automated roller door to the garage, with direct access into the laundry room, ensures secure and convenient parking for your vehicle. Additional Features: * Ducted Reverse Cycle Air-Conditioning: Enjoy year-round comfort with the convenience of ducted reverse cycle air-conditioning. * Roller Shutters: Enhance privacy and control light with the inclusion of roller shutters on the front windows. * Ceiling Fans in both lounge and bedrooms for year-round comfort. * Secure Access: Benefit from secure access to the rear yard, providing peace of mind. Area: Quality education options within 1.3 km include Forbes Primary School, Emmaus Christian College, and SA School for Vision Impaired. Other nearby schools in neighbouring suburbs include St John the Baptist Catholic School, Immanuel Primary School, and Dara School. Castle Plaza, 1.6 km away, features Coles, Kmart, Aldi, BWS, Chemist Warehouse, and more. Glenelg, just 4.5 km away, offers a vibrant shopping and dining scene along Jetty Road and Moseley Square, as well as the popular Beach House amusement park. Multiple nearby bus stops, including Stop 15C Raglan Ave (140 m away), provide easy access to the city, Glenelg, and Marion Shopping Centre. Enjoy green spaces like Edwardstown Soldiers Memorial Recreation Ground (650 m away), Weigall Oval, and Sturt River Linear Park (2.1 km away) with various recreational facilities. Proximity to the city and beach: Only 9.2 km from the Adelaide CBD and 4.5 km from Glenelg beach, reachable in under 15 minutes by car or around 30 minutes by public transport. Join the vibrant community with options like the Edwardstown Club, Glenelg Community Club, and Plympton Sporting & Recreation Club offering diverse activities and events. Don't let this chance slip away. Contact Wilson Rossi today to arrange a viewing or find out more. This type of property is in high demand and won't last long on the market. Rates and Fees: - SA Water Rates - \$235 per quarter - City of Marion Council Rates - \$293 per quarter - Self Managed Strata Plan - \$500 - Revenue SA Emergency Services Levy - \$118 For more information please contact Neil Wilson on 0481 391 041 or email sales@wilsonrossi.com.au Wilson Rossi - Real Estate RLA 320 080