

**4/35 McArthur Avenue, Plympton, SA 5038**



**Unit For Sale**

Wednesday, 19 June 2024

4/35 McArthur Avenue, Plympton, SA 5038

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Steven Stretch  
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Leona Stretch  
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## \$530,000 to \$550,000

Note: Currently tenanted at \$430 per week until January 2025. Nestled in a quiet and secure setting, opposite walking track, this property offers a private retreat at the rear of a small group of just four strata home units. Built in 1970, this affordable residence combines comfort and convenience with modern updates, making it an attractive investment opportunity. The home features two bedrooms (large master and smaller second bedroom), each equipped with built-in robes for ample storage. The updated kitchen boasts contemporary amenities including a dishwasher, gas hotplates, and stainless-steel appliances, ensuring both functionality and style. The central bathroom has been tastefully renovated with floor-to-ceiling tiles, a shower, vanity, toilet, and laundry facilities. Natural light floods the spacious lounge room, which overlooks a huge private yard (a rare find), perfect for children's recreation and outdoor entertaining. For year-round comfort, the property is equipped with two split system reverse cycle air conditioners. Outside, the low maintenance gardens and lawns complement an undercover paved pergola entertaining area, ideal for gatherings with family and friends. Additional features include a large storage shed, clothesline, gas instantaneous hot water service, and a dedicated carport on title. Positioned opposite the Westside Bikeway Reserve, it's also within proximity to Kurralta Park Centro Shopping Centre, Weigall Oval Sports Centre, and many other essential amenities. Families will appreciate the selection of nearby primary and secondary schools such as Plympton International College, Plympton Primary, St John the Baptist, and the popular Immanuel College. Whether you're an investor seeking reliable rental income, a first-time homebuyer looking to enter the market, or retirees desiring a low-maintenance lifestyle, this property presents a brilliant opportunity. With its blend of modern updates, convenient location, and tranquil surroundings, it promises a comfortable and relaxed living experience for its fortunate new owners. Price: \$530,000 to \$550,000 Built in 1970 CT 5031/550 in City of West Torrens Council Rates \$TBA Water Rates \$TBA Strata Rates \$TBA (Managed by Ace Body Corp) Current rent \$430 per week, until January 2025