

**11 Wheaton Road, Plympton, SA, 5038**



**House For Sale**

Thursday, 24 October 2024

11 Wheaton Road, Plympton, SA, 5038

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Eye-Catching Stone Fronted Gem!

Welcome to this handsome 1940s Freestone Fronted home, nestled on a generous 366 square metres of prime land in one of Plympton's most desirable and revamped streets. Boasting exceptional street appeal, this residence is a perfect blend of classic charm and modern convenience.

As you approach, you'll be greeted by a secure front yard that enhances the home's inviting atmosphere. Step onto the unique circular terrazzo front porch and enter the spacious lounge room, where a beautiful open fireplace serves as a focal point, complemented by a reverse cycle split system air conditioner for year-round comfort.

The accommodation features three generously sized bedrooms, each equipped with built-in robes, providing ample storage and comfort for family living. The large eat-in kitchen is perfect for entertaining, featuring a rangehood and gas cooktop, making meal preparation a breeze.

You'll find two well-appointed bathrooms, one conveniently integrated with laundry facilities. A versatile rear sunroom offers additional space, perfect for a family area, study, or a quiet retreat.

Lofty decorated ceilings adorned with period lighting create a sense of elegance throughout the home, while durable floating floorboards and carpets ensure both style and practicality. For those warmer months you can enjoy the benefits of ducted evaporative cooling, keeping the home comfortable.

Outside, the property offers a side courtyard area ideal for entertaining guests or providing a safe space for children to play. There's also a garage and off-street parking for up to two cars, adding convenience to your lifestyle. Additional features include a gas storage hot water service and a rainwater tank.

Superbly positioned between the CBD and the vibrant Bay side precinct, this solid brick home is surrounded by an array of amenities. Excellent public transport options, including buses and trams, are just a stone's throw away. The nearby Kurralta Park Centro shopping complex, Aldi, and the popular Highway Hotel ensure all your shopping and dining needs are met.

Families will also appreciate the superb selection of primary and secondary schools in the area including Plympton Primary, Plympton International College & St John the Baptist.

This Community Title property truly captures a wonderful 'easy-care lifestyle in a coveted location-don't miss your chance to make it your own!

Price | \$740,000 to \$775,000

Council | City of West Torrens CT 6013/326

Austerity Style built in 1940

Land size: 366 sqm

Community Title - Com Insurance divided between lot owners

Council Rates \$1428.80 PA

Water Rates \$190.56 PQ