

**11E Coralie Street, Plympton, SA, 5038**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 13 November 2024

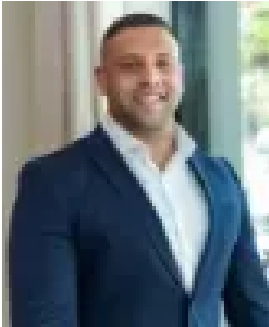
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jorden Tresidder  
0881663989

## **An easy-care investment into thriving Plympton.**

Best Offers By 25/11 at 1pm - Unless Sold Prior.

Completed just last year, this trendy townhouse takes on an easy-care disposition and offers an excellent investment or launching pad with the thriving cosmopolitan perks of Plympton on its doorstep.

With a living zone to each level, there is ample space to unwind, entertain and work from home, anchored by a quality kitchen fitted with Smeg appliances and stone benchtops.

Upstairs forms a quiet space to retreat, where three generous bedrooms each offer their own built-in robe, easy reach to both a master's ensuite and main bathroom, plus two-way access to the north-facing balcony.

Positioned to enjoy the shopping, café culture and tramline proximity of its prized city to coast pocket, this on-trend townhouse combines the best of both worlds to create a convenient address that will never go out of style.

### Features

- Excellent investment completed just last year
- Undercover parking space
- Built-in robes to each bedroom
- Two fully tiled bathrooms with stone benchtops
- Retractable blinds to upstairs balcony
- Downstairs laundry & powder room
- Ducted R/C air conditioning
- 6.6kW solar system
- Understairs storage
- Irrigated, easy-care front & rear gardens

### Lifestyle

- 400m from Beckman Street Deli, bus & tram stops
- Zoned for Plympton International College, proximity to Plympton Primary, Immanuel College, St. John the Baptist, St. Anthony's & Emmaus Christian College
- In the catchment for Glandore Community Kindergarten
- Footsteps from Kurralta Central and Froth & Fodder
- Just 5km from both Glenelg & CBD

### Rates

- Council \$1210PA
- SA Water \$173PQ
- ES Levy \$138PA
- Community Rates \$172PQ
- City of West Torrens
- Community Title
- 2022

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