

13A Daly Street, South Plympton, SA, 5038

**NOAKES
NICKOLAS**

House For Sale

Thursday, 14 November 2024

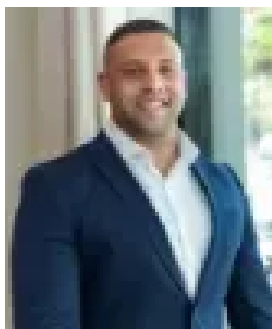
13A Daly Street, South Plympton, SA, 5038

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jorden Tresidder

0881663989

A Contemporary Home Base with an Easy City & Coast Reach.

Auction 30/11 at 9am - Unless Sold Prior

Set amongst the trees that line desirable Daly Street, this contemporary home has been custom designed to offer elevated comfort, timeless textures and a functional layout of up to four-bedrooms and dual living zones.

Prioritising a generous master with walk-in robe and fully tiled ensuite to the front of the footprint, the perfect fourth bedroom, home office or baby's nursery conveniently suits just behind.

Glossy tiles guide the way past an open sitting room and two extra bedrooms with deluxe bathroom on hand, before open plan living carves a wonderful shape around a chic kitchen boasting state-of-the-art Bosch & Miele appliances.

Alfresco entertaining headlines a surprisingly spacious backyard, big on north-facing sun but low on maintenance, so you can spend your spare time exploring the shopping, dining and coastlines on such close offer from sought-after South Plympton.

Features

- ☑ Secure garage with internal access behind auto door
- ☑ Flexible 4th bedroom/home office
- ☑ Built-in robes to bedrooms 2 & 3
- ☑ Miele gas cooktop, Bosch pyrolytic oven, dishwasher & extraction hood
- ☑ Butler's pantry
- ☑ Two fully tiled bathrooms, main with semi-open shower freestanding tub
- ☑ Stone benchtops to kitchen & main bathroom
- ☑ Ducted & zoned R/C air conditioning
- ☑ Freshly laid carpets
- ☑ 2.7m ceilings
- ☑ CCTV system
- ☑ Irrigated back gardens
- ☑ Colourbond garden shed on concrete base
- ☑ 5,000L RWT with water pump, pressure switch & digitally timed sprinkler connection

Lifestyle

- ☑ Footsteps from Marion Road bus & tram stops
- ☑ Short stroll from Front Page café, Emmaus Christian College & Edwardstown Memorial Oval
- ☑ Quick dash to every amenity of Castle Plaza & Westfield Marion
- ☑ Zoned for Plympton International College, proximity to Forbes Primary, Westminster & Immanuel College
- ☑ Just 5km from Glenelg & 6km to Adelaide CBD

Rates

Council \$2290.98PA
SA Water \$283.28PQ
ES Levy \$180.30PA
City of Marion
Torrens Title
Year Built 2021

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