

**66 Arthur St, Plympton Park, SA, 5038**



**House For Sale**

Monday, 18 November 2024

66 Arthur St, Plympton Park, SA, 5038

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Josh Morrison  
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## Potential Plus in Plympton Park...

Please contact Josh Morrison for more details or to register your interest..

AUCTION: On site Saturday 7th December @ 1pm (Unless Sold Prior)

Located strategically between the CBD and the sea, this four bedroom home sits on a 719m<sup>2</sup> (approx.) allotment with a 18.89 metre frontage and presents a rare opportunity for development (STCC), renovation, Investment or families looking to create their dream home - the choices are limitless.

Built in the 1950's, this double brick home offers four bedrooms, two living spaces, functional kitchen and open living/dining space. The home also includes a central bathroom, separate toilet and large laundry with access to the rear yard.

The master bedroom sits at the front of the home with large windows bringing in plenty of natural light and has full length built-in robes. Bedrooms two and three also offer built-in robes and all bedrooms are carpeted.

The home is equipped with lofty ceilings and there is gas heating in the living spaces plus ducted heating and cooling, ensuring comfort throughout the year. You will never run out of storage space with plenty of in-built cupboards.

The hub of the home, the kitchen is fitted with electric cooktop and breakfast bar and overlooks the dining and living space. Walk through the find large floor to ceiling windows which leads through sliding doors to the backyard.

You will love the space externally with a flat roof verandah where you can sit back, relax and enjoy a coffee in the morning. The large grassed area is a safe place for children to play freely, adding an extra layer of joy to your family's everyday life. A large garage sits at the side of the house for more storage and there is a double length carport with additional off-street parking.

More things we LOVE about this property:

- Development Opportunity (STCC)
- Renovate, extend or invest
- Two spacious living spaces for families
- Well-appointed main bathroom with bath tub
- Large laundry with a copious amount of space
- Separate toilet
- Huge backyard with so much potential
- Walking distance to some of Adelaide's favourite coffee spots
- Close to multiple schools, shops, restaurants, Morphettville Racecourse and parks

This property represents a wonderful opportunity for your imagination to flourish. Whether you are a family looking to renovate your forever home or a developer with a vision for transformation (STCC), this home has the potential to become the dream residence you've been searching for.

Specifications:

Year Built / 1955

Council / Marion

Council Rates / \$566 PQ

Water Rates / \$217 PQ

Rental Estimate / \$620 - \$660 P/W

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All

measurements are approximate and details intended to be relied upon should be independently verified. (RLA 310071)