



20 Dingera Avenue, North Plympton

Build Your Dream Home in a Prime Location

Auction Location: on site

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

We are delighted to present 20 Dingera Avenue, North Plympton - a golden opportunity to create something truly special.

Positioned on a generous 652sqm (approx.) Torrens Titled allotment with an impressive 16.45m (approx.) frontage, this property sits proudly in a peaceful, tree-lined street in one of Adelaide's most well-connected suburbs. While the existing home is ready to retire, the possibilities are exciting - design and build your dream residence.

An unbeatable location offering the best of both worlds:

- Just 10 minutes to the Adelaide CBD.
- Only 10 minutes to Glenelg Beach.
- Quality schooling options nearby, including Immanuel College, Tenison Woods Catholic School, Plympton International College, Emmaus Christian College, and St John The Baptist Catholic Primary School.
- Close to shopping and dining at Kurralta Park Shopping Centre,

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE

Sold by Jonathan Teng LJ Hooker
Kensington | Unley

AGENTS

Nick Ploubidis
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Jonathan Teng
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AGENCY

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Harbour Town, and the vibrant cafe hubs of Jetty Road, Glenelg.

- Enjoy local parks, sporting facilities, and easy public transport to both the city and the coast.

This is your chance to secure a property that delivers location, lifestyle, and potential in equal measure. 20 Dingera Avenue - where your next chapter begins. Join us at the auction and make it yours.

AUCTION: Friday 29 August at 11:30am, on site - SOLD BY NICK PLOUBIDIS AND JONATHAN TENG.

CT Volume 5710 Folio 982

Council: West Torrens

Council Rates: \$1,448.65 per annum (approx.)

Water Rates: \$203.25 per quarter (approx.)

Land Size: 652 square metres (approx.)

Year Built: 1950 (approx.) NOTE: The property is currently uninhabitable, walkthroughs will be supervised with the agent.

To register interest, copy and paste the link into your browser:

<https://prop.ps/l/YWky1bE8khhR>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

MORE DETAILS

Property ID	61E3FDJ
Property Type	House
Land Area	652 m2

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