



22 Dingera Avenue, North Plympton

Secluded Family Oasis in Prime Location - CONTRACTED AT AUCTION

Auction Location: Onsite

Tucked away in a quiet street, this original stone-facade red brick home blends timeless character with modern family living. The landscaped front garden sets the scene beautifully, with chestnut, walnut, persimmon and grape vines flourishing under automatic irrigation - a true suburban oasis.

Inside, the home is warm and inviting from the moment you step through the spacious entrance hall. The master bedroom is generous in size with built-in robes, while the kids' room features a playful chalkboard wall. At the heart of the home, the kitchen offers a modern-retro twist with a polished concrete stone benchtop, new Miele dishwasher and a striking red brick feature wall framing serene garden views. A separate dining room provides versatility for family meals or entertaining.

The outdoor area is where this property truly shines. A large alfresco with outdoor kitchen space, heating and a wood-fired pizza oven

3 2 3

FOR SALE

Sold by Jonathan Teng LJ Hooker Kensington|Unley

AGENTS

Jonathan Teng
0430 140 364
jteng@ljhkensingtonunley.com.au

Nick Ploubidis
0423 840 514
nploubidis@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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.

LJ Hooker

makes year-round entertaining a joy. The backyard is perfect for families, with a lush lawn, cubby house, playground and additional fruit trees including figs and pears. A flexible rumpus room with air-conditioning offers the option of a 3rd bedroom or studio, while two sheds provide excellent storage.

Location highlights:

- Zoned for Plympton International College and close to Immanuel College, Emmaus Christian College and several sought-after schools
- Easy access to local shopping and dining - Coles Plympton, The Highway, Kurralta Central, Harbour Town and Castle Plaza
- Quick connections to Adelaide CBD and Glenelg via Anzac Highway and public transport options - halfway between the city centre and popular beaches
- Surrounded by parks, playgrounds and sporting clubs, perfect for growing families

With two bathrooms, a drive-through carport and a wide 16.5m frontage, this home delivers lifestyle, flexibility and practicality in equal measure.

AUCTION: Friday 31 October at 2:00pm, onsite (USP)

CT: Volume 5710 Folio 516

Council: City of West Torrens

Council Rates: \$1,585.25 per annum (approx.)

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

Land Size: 630 square metres | frontage 16.5 metres (approx.)

Year Built: 1950 (approx.)

To make an offer, copy and paste the Offer Form link into your browser:

<https://prop.ps//SkrmLSRyus6>

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	61GFFDJ
Property Type	House
House Size	248 m2
Land Area	630 m2
Including	Toilets (2) Dishwasher Outdoor Entertaining

Jonathan Teng 0430 140 364

Sales Consultant | jteng@ljhkensingtonunley.com.au

Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au |

reception@ljhkensingtonunley.com.au





Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Fotobase Group

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.

