



2/1 Wheaton Road, Plympton

## Executive Living with Boutique Style and Effortless Modern Appeal

Best Offers By Tuesday 17th February @ 3pm

First Home Owners Grant\* & Stamp Duty Relief is available, please refer to the Revenue SA website for eligibility criteria and further information.

Blending contemporary design with chic, boutique finishes, this executive townhouse delivers an exceptional lifestyle opportunity for professionals, families, and astute investors alike. Thoughtfully designed with a well-planned floorplan, the home maximises storage and functionality without compromising on space, comfort, or style.

At the heart of the home, the ground floor showcases an inviting open-plan living and meals area, anchored by a sleek modern kitchen complete with gas cooktop, integrated dishwasher, and generous bench and cupboard space. The adjoining living zone provides the perfect setting to relax with loved ones or seamlessly extend outdoors to the private rear courtyard, ideal for entertaining friends or enjoying alfresco moments.

3 2 2

### FOR SALE

\$945K - \$985K

### VIEW

Sat 21st Feb @ 9:20AM - 9:50AM

### AGENTS

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Justin Peters  
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AGENCY  
LJ Hooker Mile End | Woodville  
(08) 8352 7111

Practicality is enhanced with a convenient powder room on the ground level, while the integrated laundry is neatly tucked within the double garage, accessible via the entry hallway for everyday ease.

Upstairs, plush carpeted stairs lead to a second lounge room, a versatile retreat for work, relaxation, or quiet evenings, which flows out to a private balcony boasting stunning outlooks. Three generously proportioned bedrooms are also positioned on this level, two featuring built-in wardrobes, while the master suite impresses with a spacious walk-in robe and a luxurious ensuite adorned with boutique basins and high-quality tapware. A centrally located main bathroom services the remaining bedrooms with style and functionality.

Outside, the low-maintenance garden and tidy courtyard offer a perfect balance of lifestyle and ease, with a small lawn area ideal for morning coffees, weekend relaxation, or intimate gatherings with friends.

Positioned for ultimate convenience, enjoy a short stroll to Beckman Street Deli for your daily coffee, easy tram access to the CBD or Glenelg's vibrant dining and beachside precincts, and close proximity to Kurralta Central for all shopping and everyday essentials. Families will also appreciate the selection of quality local schools, including Plympton and Black Forest Primary Schools, as well as Plympton International College.

#### Key Features

- " Executive, boutique townhouse with stylish modern finishes
- " Open-plan living and meals area with seamless indoor—outdoor flow
- Contemporary kitchen with gas cooktop, integrated dishwasher, and ample storage
- Ground-floor powder room for added convenience
- Double garage with integrated laundry facilities
- Second lounge upstairs with access to a private balcony
- Three generous bedrooms, two with built-in wardrobes
- Master suite with walk-in robe and luxe ensuite
- Main bathroom centrally located upstairs
- Boutique basins, premium tapware, and quality showers throughout
- " Low-maintenance courtyard with lawn, ideal for entertaining
- " Prime lifestyle location close to cafés, tram, shopping, schools, CBD, and Glenelg

#### Specifications

Title: TBC

Council: City of West Torrens

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

- The First Home Owner's Grant is offered by RevenueSA and is subject to eligibility criteria as determined by RevenueSA. Prospective purchasers must make their own enquiries. The vendor and the agent make no representation in relation to the Property or Purchaser's eligibility to obtain the grant.

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make

their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.  
RLA 242629

## MORE DETAILS

Property ID	Y72HDM
Property Type	Townhouse
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

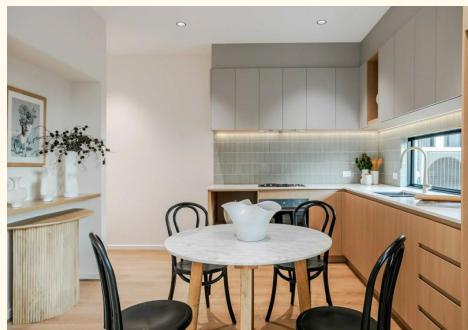
**Justin Peters 0423 341 797**

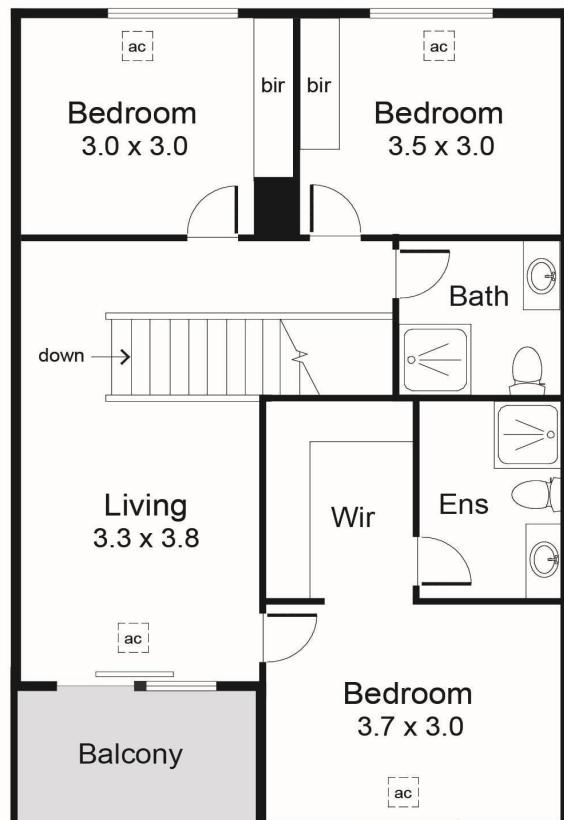
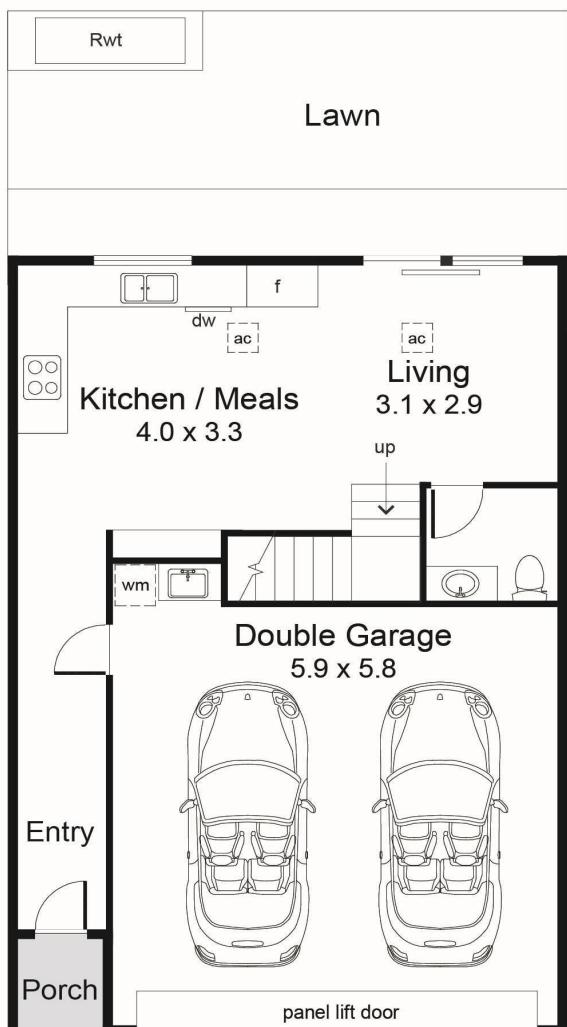
Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

**LJ Hooker Mile End | Woodville (08) 8352 7111**

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Area (Estimate only)	
Lower Living	39.6 m <sup>2</sup>
Upper Living	73.4 m <sup>2</sup>
Garage	36.4 m <sup>2</sup>
Porch	1.8 m <sup>2</sup>
Balcony	6.5 m <sup>2</sup>
<b>Total</b>	<b>157.7 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate

