



14, 15 & 16/11 Lydia Street, Plympton

## Brand New Designer Living Between City & Coast - Limited Release!

15 Sold - 14 and 16 available!

Perfectly positioned in a quiet, well connected pocket of Plympton, Lydia Terraces deliver premium lifestyle, flexibility and effortless modern living.

Thoughtfully designed across three expansive levels, each residence will showcase a seamless blend of contemporary architecture, natural light and refined finishes, creating a home that feels both sophisticated and immediately welcoming. Whether you're upsizing, downsizing or investing, this is a property that adapts to the way you live.

From the outset, the versatile floorplan caters for those in search of convenience. The ground floor features a private bedroom with its own ensuite - ideal for guests, a home office or an additional living retreat. Sliding doors open to a secluded courtyard, offering a quiet space to unwind or entertain.

3  2  1 

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

### AGENTS

Greg Nicholls  
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### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

Upstairs, the home truly comes to life. The open plan living and dining zone is spacious, light filled and designed for connection, whether it's relaxed evenings or hosting friends. At its centre, a beautifully appointed kitchen makes a statement with sleek cabinetry, 20mm stone benchtops, quality appliances and a stylish breakfast bar. A full length balcony with glass balustrade creates a seamless indoor outdoor connection, enhancing everyday living.

The upper level is dedicated to rest and retreat, with two generously sized bedrooms featuring built-in robes, serviced by a stunning main bathroom with floor to ceiling tiling and a refined, sleek aesthetic.

You will love:

- Construction nearing completion - estimated end of 2026
- No stamp duty payable
- Eligible buyers may access the \$15,000 First Home Owner Grant
- 5% deposit options available for first home buyers (no LMI)
- Double glazed aluminium windows throughout
- 2.7m ceilings across all levels with sleek square set finishes
- Stunning blackbutt laminate floorboards
- Zoned ducted reverse cycle air conditioning
- Instantaneous hot water system
- Designer kitchen with 20mm stone surfaces, undermount double sink and premium appliances
- Elegant bathrooms with floor to ceiling 300mm x 600mm porcelain tiles
- Additional powder room to level one
- Private balcony with modern glass balustrade
- Secure garage with automatic Gliderol door and internal access
- Ample storage including a well appointed laundry
- Full turnkey inclusions with landscaping, fencing and driveway
- NBN ready
- Additional upgrade options are available, including EV charger installation and solar panel packages (with or without battery storage). Please call Greg on 0478 131 807 for pricing and further details. A full selection and inclusion board is also available for viewing at our office.

Location and Lifestyle:

Enjoy the best of both worlds, ideally situated just minutes from the Adelaide CBD, Airport and the coastline at Glenelg Beach. With local shopping, cafes, parks and public transport all within easy reach, convenience is part of everyday life.

Quality schooling options including Emmaus Christian College and Immanuel College close at hand, this location offers outstanding connectivity and long term appeal.

Opportunities like this are limited - enquire today to secure your position in this sought after location!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

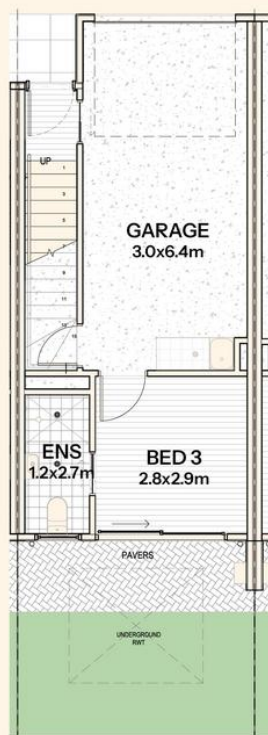
Property ID 2E84FDZ  
Property Type Townhouse  
Including Air Conditioning  
Built-in-Robes

**Greg Nicholls 0478 131 807**  
Sales Consultant | [greg.nicholls@ljhadelaidemetro.com.au](mailto:greg.nicholls@ljhadelaidemetro.com.au)

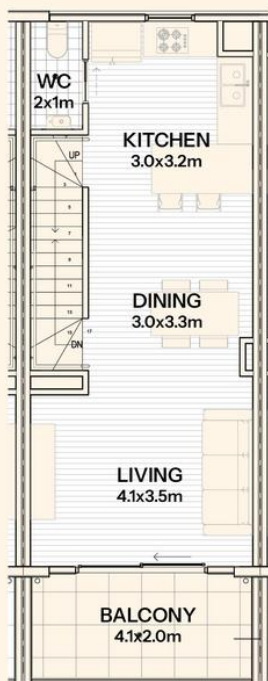
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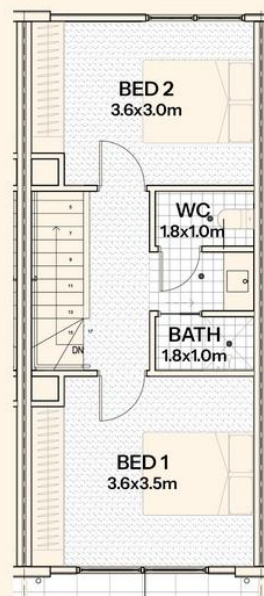
All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



GROUND



LEVEL 1



LEVEL 2

LOT 14 - 11 LYDIA STREET PLYMPTON