



86 Pleasant Avenue, South Plympton

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## Stylishly Renovated Character Home with Poolside Entertaining

Auction | Sunday 30th November @ 10am

Blending timeless charm with contemporary comfort, this beautifully renovated maisonette offers a seamless balance of character and modern living. Step inside to discover high ceilings, polished timber floors, and elegant wainscoting that set a tone of understated sophistication.

The oversized master bedroom features plush carpeting and a built-in robe, while the second bedroom also enjoys soft flooring and a serene ambience. A versatile third bedroom doubles as a formal lounge, enhanced by gleaming floorboards and a classic fireplace - an inviting retreat for relaxed evenings. All bedrooms are complimented with classic plantation shutters.

At the heart of the home lies the beautifully appointed kitchen, showcasing stone benchtops, quality appliances, and ample storage. With open-plan living and dining spaces on either side, it's the perfect setting for family gatherings or effortless entertaining.

The modern bathroom has been tastefully updated with generous

**FOR SALE**  
\$1,010,000

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

storage and a soothing bathtub, while the well-designed laundry provides additional bench and cupboard space.

Step outside to a true entertainer's paradise - a spacious, decked alfresco area beneath a pitched roof verandah with café blinds, overlooking the sparkling pool. Surrounded by manicured lawns and neat garden beds, this private outdoor haven invites year-round enjoyment.

Additional features include a carport plus driveway parking, solar panels, and a beautifully maintained garden space that enhances the home's welcoming street appeal and leisure value.

Ideally located in sought-after South Plympton, this residence offers exceptional lifestyle convenience. Enjoy your morning coffee at Beckman Street Deli, or take advantage of nearby tram and bus routes for an effortless city commute. Everyday essentials are moments away at Coles and Aldi on Anzac Highway, while The Highway Hotel provides the perfect spot to unwind over a meal or drink. Families will also appreciate proximity to quality schools, including Plympton and Black Forest Primary Schools, and Plympton International College for secondary students.

### Key Features

- Three good sized bedrooms, master with a built-in wardrobe
- Formal lounge/third bedroom featuring a classic fireplace
- Modern kitchen with stone benchtops, dishwasher and ample storage
- Central living room, and casual dining room either side of the kitchen
- Renovated bathroom boasts a bathtub and excellent storage
- Ducted reverse cycle
- " Updated laundry with extensive bench and cupboard space
- " Decked entertaining area with a pitched roof verandah and café blinds
- Sparkling in-ground pool surrounded by landscaped gardens
- Lush lawns at both front and rear
- Ample off-street parking including a carport
- Solar panels for efficiency

### Specifications

Year built: c1940

Land size: 333sqm (approx)

Council: City of Marion

Council rates: \$1,921.18pa (approx)

ESL: \$161.85pa (approx)

SA Water & Sewer supply: \$204.73pq (approx)

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 Y1RHDM  
Property Type House  
Land Area 333 m2  
Including Air Conditioning  
Close to Schools  
Close to Shops  
Close to Transport  
Window Treatments

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