



1 ALREADY SOLD - UP TO \$35,000 IN GRANTS FOR NEXT 2 BUYERS* (terms & conditio...

Raine&Horne



3



2



1

250 Anzac Highway, Plympton

\$435,900 - \$479,400

1 SOLD. ONLY THE NEXT 2 SALES WILL QUALIFY FOR \$35,000* (terms and conditions apply)

GOVERNMENT HOME BUILDERS GRANT OF \$25,000 ENDS ON DEC 31st SO ENQUIRE NOW ABOUT 250 ANZAC HIGHWAY, PLYMPTON!!

Accommodation

“EXCLUSIVE OFFER for limited time” – Valued at \$35,000* (terms and conditions apply)

1. Stamp duty rebate of \$10,000
2. Internal Upgrades valued at \$10,000. They include the following:
 - a. A fully equipped Jumbuck 4 Burner Stardom Outdoor Kitchen BBQ
 - i. 4 gas burner grill plate
 - ii. Hot plate
 - iii. Wok side burner

Property ID: L2596246

Property Type: House

Garages: 1

Constantine Pappas

0423 047 020

con.pappas@unley.rh.com.au

iv. Sink & Tap

b. Vertical or Roller blinds supplied and fitted to all windows (with exception of obscure windows – the hilite and clerestory windows)

3. First Home Owners Grant – \$15,000*(subject to eligibility)

These architecturally designed townhouses feature spacious open plan designs, a Master bedroom with ensuite and walk in wardrobe, and another bedroom with an ensuite, floor to ceiling tiles in the bathrooms as well as 3 handy toilets. The 3-bedroom townhouses boast clerestory windows, lofty 3.8 high raked ceilings and sprawling 5mx2m balconies that extend out from the main internal living area. This combined living and balcony space can be fully utilized by opening the rear sliding door, providing plenty of room for entertaining larger gatherings of family and friends. One of the 2-bedroom townhouses also boasts a 2m x 4.05m balcony.

The kitchens boast plenty of cabinetry, bench space and trendy mosaic and subway tiled splash backs. They also come fully equipped with quality European appliances with 5-year manufacturers warranties (details outlined below).

The floorplans have been cleverly configured with an ensuite and outdoor area on each level so that prospective owner occupiers or investors have the option of renting out a floor or both floors to create a dual occupancy in accordance with the dual occupancy guidelines.

Key Features

-Estimated completion time – April 2021

-Full turnkey

-25 year structural guarantee and 3 month maintenance service.

-5 year statutory Building Warranty in accordance with the Builders Licensing Act

-Home Owners Warranty (5years) in accordance with the South Australian Home Building Act.

-White ant penetration treatment, in accordance with A.S.3660

-European made Baumatic 600mm electric fan forced oven,

-European made Baumatic 600mm gas cook top

-European made Baumatic 600mm range hood

-European made Baumatic Dishwasher

(All come with a 5 year manufacturers warranty)

-Clerestory window and 3.8 high raked ceilings in the 3 bedrooms bringing in plenty of natural light

-Private patio style balconies with allowance for fully equipped BBQ modular outdoor entertaining area (sink, BBQ & Wok)

-Panel lift Garage door with remote control

-10 min walk to Kurrallta Central Shopping Centre

-5 min walk to Coles Plympton

-5 min walk to Aldi Plympton

- 5 min walk to the Highway Hotel

-10 minute drive to City and Glenelg Beach

-7 min walk to nearest tram stop

-Buses on Anzac Highway

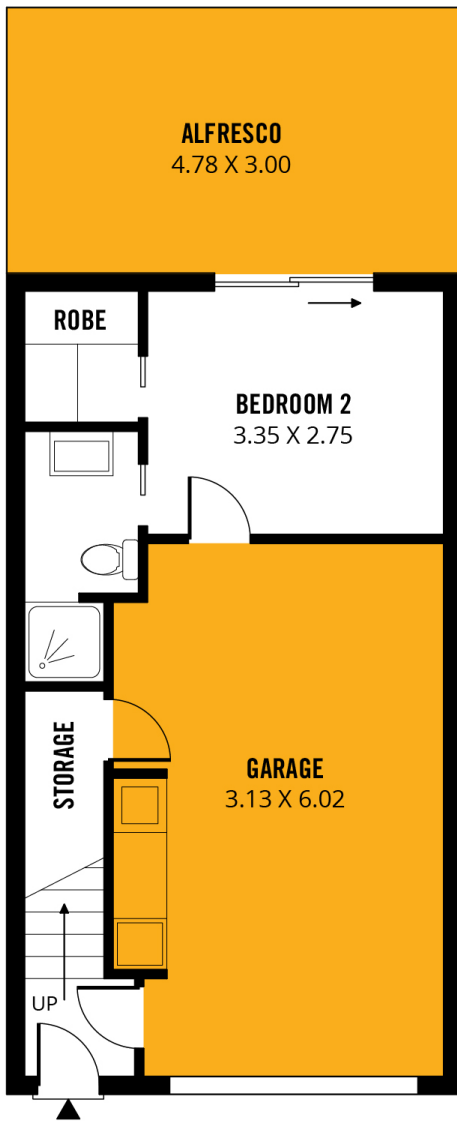
-Please tick on the external link below to view the bedroom in 3D

Lifestyle

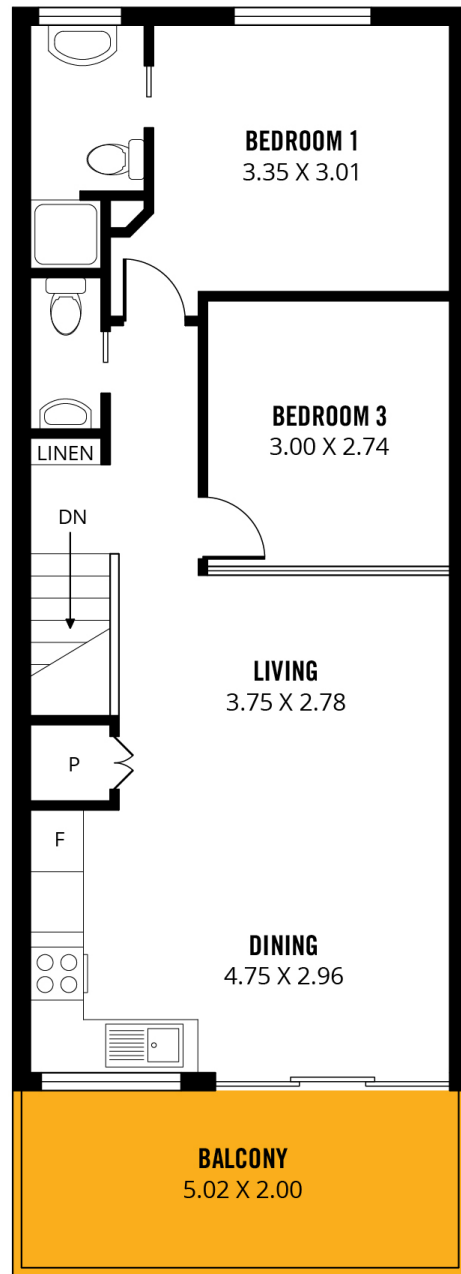
Plympton is a city fringe suburb only 10 minutes to the City and Glenelg beach. It was also voted the most liveable suburb in Adelaide in 2019. It is an area well serviced by all your essential, shopping, schooling and public transport amenities. You are in walking distance to both the Plympton Shopping Centre on the corner of Marion Road and Anzac Highway and Kurrallta Central Shopping Centre just down the road for more shopping options. Buses to the City and beach are literally right at your doorstep on Anzac Highway. Please click on the video link below to view the bedroom in 3D.

*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.



GROUND FLOOR



FIRST FLOOR



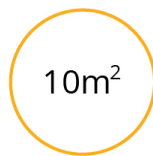
132m²

TOTAL



84m²

Living



10m²

Balcony



24m²

Garage



14m²

Alfresco

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**