



3 Generations of success

NORTH PLYMPTON

12c Talbot Avenue



AUCTION

22nd February 2025 - 10:30am



THEON BRUSE

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BEVAN BRUSE

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Delightful home in a quiet and private location. Spacious living room. Beautiful outdoor living.

Buyers will love the layout of this easy-care home. So much natural light and a great homely feel.

The family friendly location of North Plympton has always been sought after. Surrounded by attractive tree lined streets with excellent conveniences close by. Only a short stroll to the beautiful walking trail along Birdwood Terrace and the kid friendly Rex Jones Reserve. Close by is the shopping centre and shops. Only a 10-minute commute to the city.

The home itself is in immaculate condition throughout, the current family have cared for the home to keep it like new.

Featuring excellent accommodation to suit all buyers. Huge open plan living area with a light and bright North facing aspect. This lovely room will accommodate large furniture and opens out through 2 sets of large sliding doors to the wonderful outdoor entertaining area and manicured gardens. It's a lovely space!

Fully equipped kitchen with lots of storage and commercial kitchen style free-standing oven.

Main bedroom suite complete with a walk in robe and sparkling ensuite bathroom. Second bedroom with a built-in robe and adjacent to the large second bedroom.

Separate laundry with excellent storage.

Lock up garage plus a second carpark in front.

Awesome outdoor alfresco with a huge gabled pergola for all-weather entertaining.

Lovely garden setting with a lawn area and garden shed for convenience.

Air conditioning, ceiling fans, quality fittings and much more.

This home is ready to move straight in and enjoy a wonderful lifestyle.

We look forward to showing you through at one of the upcoming advertised open inspections.

See you there.



PROPERTY INFORMATION

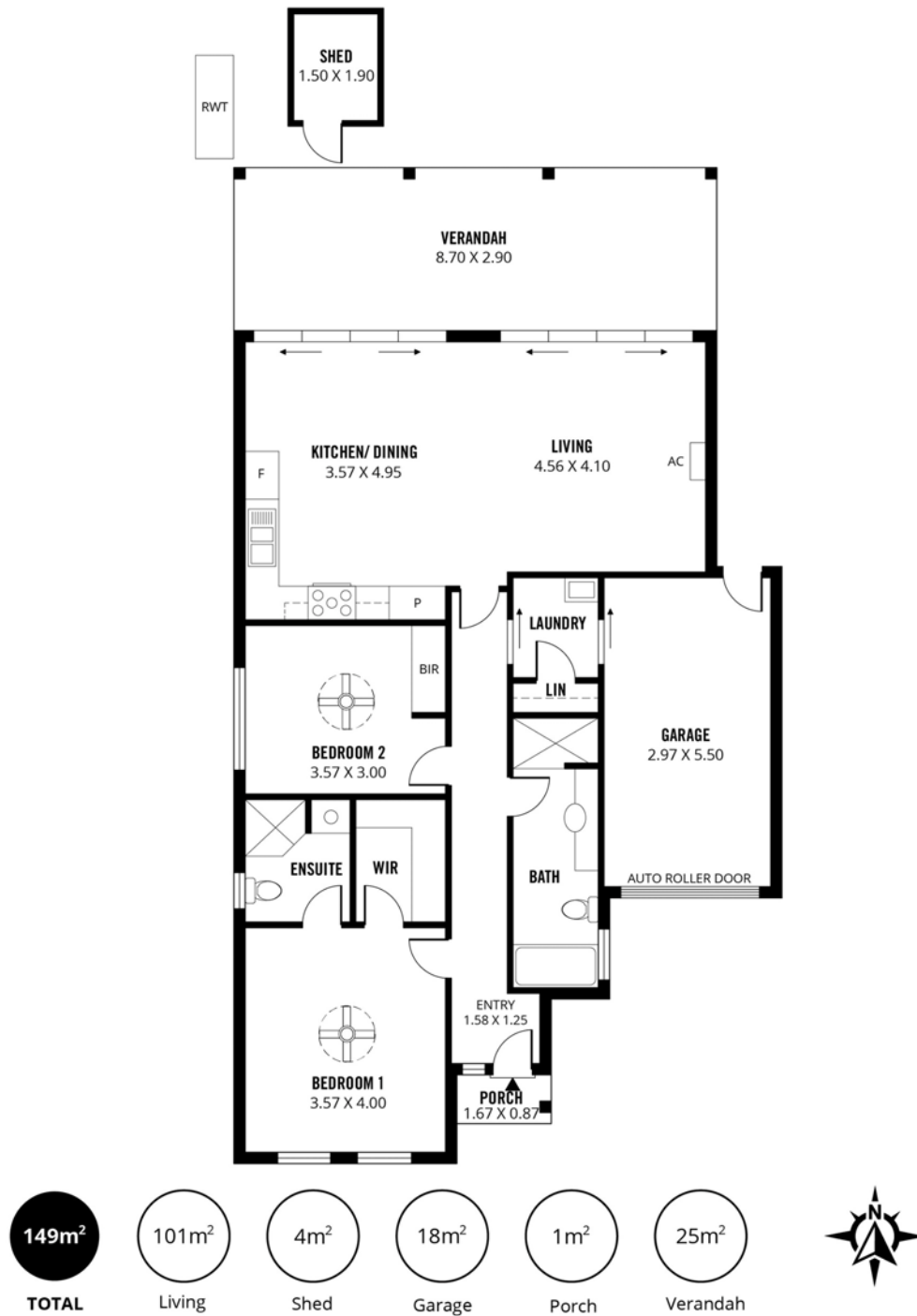
- ▶ **Certificate of Title**
Volume 6013 Folio 699
- ▶ **Council**
West Torrens City Council
- ▶ **Council Rates**
\$1,250.20 per year (approx.)
- ▶ **SA Water Rates**
\$176.57 per year (approx.)
- ▶ **Emergency Services Levy**
\$141.20 per year (approx.)
- ▶ **Community Levy** (insurance only)
\$214 per year (approx.)
- ▶ **Year Built**
2008
- ▶ **School Zoning**
Plympton Primary School
Plympton International College

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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

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