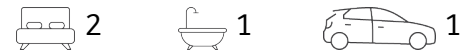




## Charming Unit in a Secure Setting: Location and Lifestyle Combined!



### 4/1 Henry Street, Plympton

Sold for \$430,000 (Sep 25, 2024)

Nestled within an elevated and secure position in a group of just seven, this appealing unit offers both charm and modern convenience.

The spacious, light-filled living area features a generous lounge room, enhanced by the warmth of timber parquet flooring, and includes a split system air conditioner for year-round comfort. The modern, updated kitchen is stylish, offering ample bench space, a tiled splashback with contrasting grout, a dishwasher, gas cooktop, and a pantry cupboard for all your storage needs.

The well-sized master bedroom serves as a retreat, with built-in cupboards, ceiling fan, and an oversized window that bathes the room in natural light, complemented by a block-out blind for privacy and rest. The good-sized second bedroom has a ceiling fan and is ideal for guests or a home office.

The stylish, fully tiled bathroom is designed for functionality and incorporates a convenient integrated laundry.

An allocated off-street parking spot for one car is available for your use.

This unit's prime location offers the convenience of being within walking distance to Weigall

<b>Property ID:</b>	L14224577
<b>Property Type:</b>	Unit
<b>Building / Floor Area:</b>	68
<b>Open Parking:</b>	1

---

**John Cullen**  
0411 607 888  
john.cullen@kp.rh.com.au

Oval, the Westside Bikeway, and Kurralta Village Shopping Centre. Public transport is easily accessible, with a bus stop just minutes away and the tram less than a 10-minute walk, providing easy access to the City, Glenelg, or Marion.

Currently tenanted for \$360pw until September 2025, this unit presents an excellent investment opportunity or the perfect future home.

Don't Miss It!!

Outgoings:

Council: \$1,150.30

SA Water: \$165.55pq

ESL: \$93.40pa

Strata: \$503.60pq

NB: Kindly note that select images used within our promotional content have undergone virtual staging processes, showcasing possible arrangements and aesthetics within the property.