



**Solid Brick Beauty With External Retreat
In This Prime Location!!**



4



1



5

4 Bransby Avenue, North Plympton

Sold Prior To Auction for \$907,000 (Jul 24, 2024)

Built in 1955 and situated on a generous 688m² allotment, this solid brick home offers amazing potential and is situated in this sought after location!!

Featuring:

- Entrance into the light and bright extra large lounge room with polished timber floorboards and lofty ceilings complete with fan
- Three spacious bedrooms, (the main with ceiling fan, and bedroom 2 with a wardrobe), plus a study with it's own external access
- Previously updated generous kitchen space with ample bench space and double sink, corner pantry, and ample storage space plus an adjacent dining room
- Updated centrally located bathroom with an extra large shower area, vanity, and then there is the separate toilet
- Ducted cooling to most rooms
- Separate laundry with external access and also with the second toilet

Property ID:	L28916625
Property Type:	House
Building / Floor Area:	160
Garages:	2
Carports:	1
Open Parking:	2
Land Area:	688.0 sqm

John Cullen

0411 607 888

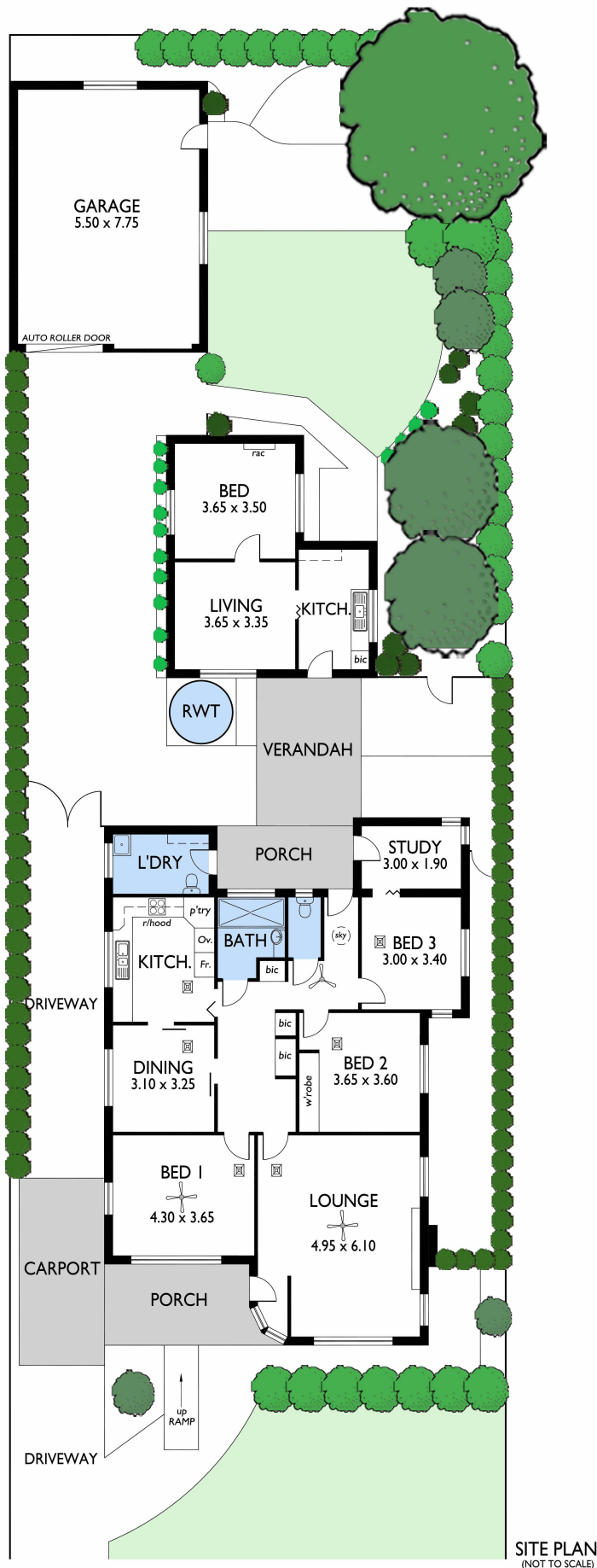
john.cullen@kp.rh.com.au

- External retreat ideal as a work from home space, teenagers getaway, separate living quarters, complete with a large bedroom with split system air conditioning, separate lounge room, and kitchenette
- Ample off street parking along the driveway, under the carport, plus in the garage
- Huge 7.75m x 5.5m garage with an automated roller door ideal for those home hobbyists
- Generous grassed rear yard
- Situated in this very quiet position with easy access to the City, beach, airport, and your choice of two shopping centres just minutes away
- An ideal opportunity to further enhance and enjoy this property as an extended family home, or take opportunity of this generous allotment offering a 15.06m frontage and 45.72m depth
- Not to be missed!

Must Be Sold To Finalise A Deceased Estate!!

(Settlement will be strictly 30 days from the date of auction, making it Monday 26th August, 2024)

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



SITE PLAN
(NOT TO SCALE)

This drawing is for illustration purposes only. All measurements are approximate only and information intended to be relied upon should be independently verified. While every effort has been made to verify the correct details in this drawing, neither the agent, vendor or illustrator accept responsibility for any errors, omissions or wrongful inclusions.