

A Rare & Unique Two Homes In One - Live In & Invest!!



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43 Gray Street, Plympton

Sold for \$878,000 (Jun 12, 2025)

These beautifully partially updated homes offer the chance for you to both live in and invest, or have room for the extended family, and all in this sought after location!! With new painting throughout, brand new kitchens and timber floorboards, they are both ready and waiting for you to just move in and also earn an income!

The Main Home:

- Entering via the porch into the home to the wide entrance hall complete with its lofty ceilings and the new timber flooring
- There are dual glass sliding doors leading to the inviting lounge room complete with an ornate ceiling plus a large window allowing ample natural light to flow through
- Both bedrooms are a generous size, plus there is a study/WFH (Work From Home) space too
- The brand new kitchen features ample storage space with the soft close cupboards and drawers, gas cooktop with electric oven, hidden dishwasher, a huge amount of bench space with the feature Subway tiles behind, and the stainless steel sink with black tapware
- The adjacent open plan dining area is ideal for dinners with friends or families

Property ID: L33813373

Property Type: House

Building / Floor Area: 165

Open Parking: 1

Land Area: 355.0 sqm

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- The bathroom is true to the era of the property with its retro tiling, a relaxing deep bath with shower above, wc, and coloured basin
- The sunroom is a wonderful place to relax and read a book or enjoy your morning coffee
- Ducted reverse cycle air conditioning
- Separate laundry with trough
- The rear comprises of a rear entertaining area and an easy maintenance grassed area

The Studio:

- Ideal as a permanent rental, an AirBnB, or perhaps just a teenagers retreat or for your extended family
- Separate entrance into the large living room, complete with its lofty ceilings, and large window again allowing ample natural light to flow through, and the feature stone surround of the electric fireplace for those cosy winter evenings
- Glass sliding doors lead you to the walk thru studio bedroom complete with split system air conditioning
- Adjacent to the bedroom is the brand new kitchen with electric cooktop, stainless steel sink, good bench space with the Subway tiling behind, and the combined meals area
- The bathroom again hints to the era of the home with its retro tiling and terrazzo floor, and has a shower, vanity, plus the separate toilet
- Separate laundry with trough
- Private paved courtyard with a small grassed area and garden shed
- Other features of the home include a 6.3kw solar system, and off street parking
- Situated in this ultra convenient location with public transport almost outside the front door, and easy walking distance to Weigall Oval and the Kurralta Village shopping precinct
- Perfectly positioned with easy access to the City, airport, beach, and more, making this a very convenient place to live and invest!!

An Opportunity Like No Other – Don't Miss It!!

Outgoings:

Council – \$1,349.45pa

SA Water: \$184.34pq

ESL: \$145.48pa