



A Beautifully Cared For Home on a Rare
Corner Allotment of 694m2!!



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12 Glenburnie Terrace, Plympton

Auction - Wed 1st July 11:30am (USP)

Auction: Wednesday 1st July at 11.30am On Site (Unless Sold Prior)

Price Guide: \$1.6M

Settlement Date: 21st August 2026 or earlier

This lovingly cared for home has been in the same family since 1967! Situated on a rare north facing corner allotment of 694m2 and zoned Housing Diversity Neighbourhood – HDN, it offers the opportunity to live in and enjoy, or demolish and develop (STPP).

The home has many appealing features including:

- The entrance into the foyer where you are greeted with the polished timber floorboards which flow through the home
- The master bedrooms is a generous size, has ample natural light flowing through its large window and includes built in cupboards
- Bedroom two is also spacious in size and has built in cupboards, and bedroom three could be utilised as a study with its glass French doors having a lovely outlook into the rear garden

Property ID:	L40855386
Property Type:	House
Building / Floor Area:	147
Garages:	1
Open Parking:	1
Land Area:	694.0 sqm

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- The light and bright lounge room has many Art Deco features including the feature fireplace and cornices, plus there is a gas space heater and ceiling fan, and the polished floorboards are continued from the foyer through this room and into the adjacent dining room
- The retro kitchen has modern day appliances including a 900mm stainless steel 6 burner stove/oven, a dishwasher, plus ample overhead and underbench storage cupboards
- The main bathroom has the shower, vanity, and wc plus at the rear of the home the laundry incorporates a second shower, plus there is a separate second wc for family convenience
- Ducted evaporative air conditioning is throughout the whole home, although being a solid brick home, it only needs to be used intermittently
- The valuable rear is north facing and has a veranda entertaining area overlooking the grassed rear yard with established gardens. The highlight here is sitting on the purpose built timber lounges under the bamboo and Chinese Elm tree enjoying your morning coffee and enjoying the sounds of the birds in the surrounding trees
- Side street access via an automated roller door is to the garage, which then incorporates to the rumpus room which is ideal for a games room, or even hosting birthday parties etc, and then behind that is a convenient storage room, all of which has had updated wiring complete with its own powerboard.
- There is more off street parking available for a boat/caravan or more vehicles in the second driveway
- Another feature is the 20,000L rain water tank that can be back pumped to supply the whole home, plus a 10,000L tank that can be used to water both the front and rear gardens
- Situated in this ultra-convenient location within easy walking distance to the Kurraltta Village Shopping Centre, Weigall Oval, and public transport on Anzac Hwy plus just a few minutes to the tram stop, and an easy trip to and from the airport, and perfectly position between the City and Glenelg
- An excellent sized north facing allotment of 694m2 with a corner position lends itself to a variety of development options (STPP)
- An opportunity for you to purchase in this sought after suburb that is not to be missed!

Owners Bought Elsewhere – Must Be Sold!!

The Vendor's Statement (Form 1) will be available for inspection at Raine & Horne Kurraltta Park, 7/41 Mortimer Street, Kurraltta Park, for at least 3 consecutive business days before the auction, and at the auction venue for at least 30 minutes prior to commencement.

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