

116 Fletcher Road, Peterhead, SA 5016



House For Sale

Wednesday, 31 January 2024

116 Fletcher Road, Peterhead, SA 5016

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 256 m2

Type: House



Nazz Mina
0451517138



Wayne Tuong
0420351001

Auction (USP)

A hidden gem nestled amongst outstanding beachside suburbs such as Semaphore and Largs Bay, golden sands, cafes, restaurants, annual festivals and street fairs, you'll find yourself immersed in a realm of contemporary and timeless design. Ideally located close to a range of convenient public transport options and a host of iconic landmarks in and around Port Adelaide and Outer Harbour, Peterhead is a place combining old fashioned neighbourliness with a fabulous seaside lifestyle for all generations of families and professionals. Only 20 minutes to the city and five minutes to the beach, Peterhead is equal parts eclectic and historic, with everything you need at your fingertips for a great work/life balance. Nestled amongst tree lined streets, a mixture of character and newly built luxury homes and beautiful old buildings, Peterhead is highly sought after by the astute home buyer and investor. Primely positioned adjacent the major \$2billion re-development of the historical Port Adelaide Harbour and close by the Techport facility, it's packed full of surprises you will fall in love with! Featuring 3 bedrooms, 2 bathrooms and popular open plan living, this wonderful property showcases exceptional living for families, professionals, downsizers and retirees or those looking for the ideal studio or office space to work from home. Upon arrival, step into a warm and inviting light filled residence, with beautiful neutral tones. Perfectly positioned on a low maintenance block, the smart use of space and easy to maintain lifestyle kicks off with a free-flowing footprint that seamlessly transitions from a welcoming entry with bright bedrooms, to a large sun-filled open plan kitchen/family/dining area for casual living, to a wonderful rear alfresco area for those who love to entertain. The timeless and elegant natural timber flooring in the hallway sets the tone for the entire home, infusing warmth, character, flow and harmony. The spacious master suite, with walk-in robe and generous ensuite bathroom is conveniently located in the middle of the property, providing a highly desired retreat to unwind away from the main living areas. Showcasing the ideal balance between space, functionality and design, the two other bedrooms, both with built in robes, are serviced by the well-appointed second bathroom. The heart of this home is the ultra-modern open-plan kitchen, dining and living area. A custom-built chef-inspired kitchen with pantry, sleek cabinetry, breakfast bar, stainless steel appliances and fittings, makes whipping up meals for friends and family a delight. Packed with ample under bench storage, workspace ready benchtops are wine ready and decluttered for relaxed entertaining. Bring on unrivalled outdoor alfresco dining under the barbecue ready covered outdoor entertaining area that is perfect for get togethers all year round! As the grill master whips up deliciously charred meals, you'll be spending less time in the kitchen and soaking up more of those balmy summer evenings outdoors. What we love:

- Modern home on low maintenance block!
- Beautifully composed contemporary, light filled open plan seamless living with timber flooring
- Neutral tones throughout, providing the perfect base for stylish living
- Spacious main bedroom with generous walk-in robe and ensuite
- Bedrooms 2 and 3 with built in mirror robes
- Main bathroom with large shower
- Contemporary kitchen featuring gas stovetop, double sink, dishwasher, stainless steel appliances and ample cupboard and bench space
- Evaporative air conditioning, gas heater in main living area and ceiling fans in all bedrooms and living room for year-round comfort
- Gas boosted solar hot water system
- Modern window fittings
- European laundry
- Linen cupboard
- Large rear undercover alfresco entertaining area
- Easy care gardens with rainwater tank plumbed to main bathroom toilet and laundry
- Gate access to park
- Secure garage with direct access to home under main roof
- Secure off-street car parking for 2 vehicles
- Peterhead railway station located on the Outer Harbor line
- Great educational offerings nearby such as Mount Carmel College, Dominican and Le Fevre schools
- Short commute to city and beach
- Excellent rental potential
- Nothing to do, just move in!

Auction: Saturday, 17th February 2024 at 12.30pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton SA 5048 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.