

**116 Port Road, Alberton, SA 5014**

**HARRIS**

**Sold House**

Friday, 11 August 2023

116 Port Road, Alberton, SA 5014

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 511 m2**

**Type: House**



Sam Bennett  
0419610827

**\$611,000**

Discover the allure of this freshly updated c1900 cottage in Alberton, situated on a picturesque 511m<sup>2</sup> block. This adorable home is eagerly awaiting its new owners to fill it with love and laughter. 116 Port Road, Alberton could even be the perfect business venture with the property being situated in the Employment Zone. Step inside to find a brand-new kitchen equipped with modern appliances, including a dishwasher and gas cooking. The two upgraded bathrooms add a touch of luxury to your everyday routines. With 3 bedrooms and 2 bathrooms, this home is perfect for families or those who desire a bit of extra space. You'll love the generous living area, perfect for hosting gatherings with family and friends. The charm continues outside with a gorgeous leafy backyard, providing a serene retreat for relaxation. A shed, front and back verandahs, and still plenty of room to add a large shed if you wish. Location couldn't be better! The Alberton Train Station is just a short walk away, making commuting a breeze. You can easily enjoy the vibrant atmosphere of the Alberton Hotel, and in less than 10 minutes, find yourself basking in the beauty of Semaphore Beach. Put the two front rooms to good use for a nail or hair salon, physiotherapist's practice, or art studio... The possibilities are endless and would gain incredible traction from the excellent exposure to Port Road motorists. Alberton offers the best of both worlds, situated between the Adelaide CBD and the picturesque Semaphore Beach. Golf enthusiasts will appreciate the West Lakes Golf Club nearby, while families will enjoy local playgrounds and football ovals accessible by a short bike ride. Furthermore, the buzzing cafes and restaurants of Port Adelaide add to the overall appeal of the area. For families, educational options abound with Alberton Primary School only 500m away. Hendon and Woodville South Primary Schools are also within easy reach. Older students will find themselves in good hands with the prestigious Woodville High School within the zoning and excellent transportation connections to Le Fevre High School. Renovated character cottages on generous blocks in such an amazing location are rare finds. Don't miss the opportunity to secure the home you've been dreaming of! Specifications: CT / 5566/20 Council / Port Adelaide Enfield Zoning / E Built / 1900 Land / 511m<sup>2</sup> Frontage / 15.24m Estimated rental assessment: \$450 - \$480 p/w (Written rental assessment can be provided upon request) Nearby Schools / Alberton P.S, Hendon P.S, Pennington School R-6, Westport P.S, Woodville H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409