

**121B Bower Road, Ethelton, SA 5015**

**HARRIS**

**Townhouse For Sale**

Wednesday, 29 May 2024

121B Bower Road, Ethelton, SA 5015

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 151 m2**

**Type: Townhouse**



Nick Wheatman  
0400296921



Tom Dunstan  
0433594835

## Contact Agent

Modern, bright, with lots of light this low maintenance easy to live in 2 level home has so much to offer many types of buyer. The downstairs area starts with a large living room with high ceilings and downlights, lots of large windows offer warm filtered light while the floors are tiled for easy cleaning. An open kitchen/dining area boasts modern appliances with more bench, drawer and cupboard space than you might expect in a modern townhouse. A dishwasher and gas cooktop add to the excellent amenity downstairs while the laundry with rear yard access and separate toilet finish off this impressive space. Upstairs is all about comfort and convenience with ducted reverse cycle air conditioning and quality carpet throughout. 3 generous bedrooms with a designated study nook are all situated within steps of the homes main bathroom boasting a shower, separate tub and toilet. Outdoors is yet another of the homes highlights with a huge rear pitched roof pergola creating a stunning alfresco area perfect for entertaining and adding another living area or extending the dining room. High quality labour less lawn and a large paved area finishes off this gorgeous space while the lock up garage adds room for your pride and joy and some further storage options. Situated in a small, secure quiet group with similar quality homes and excellent neighbours only minutes from the beach, West Lakes, Port River and more amenities than I can list this stunning townhouse is a must see. Not going to auction and well priced this home will not be on the market for long, for further information feel free to call Nick anytime. Specifications: CT / 6178/444 Council / Port Adelaide Enfield Zoning / GN Built / 2016 Land / 151m<sup>2</sup> (approx) Council Rates / \$1045.20pa Estimated rental assessment: \$570 - \$630 p/w (Written rental assessment can be provided upon request) Nearby Schools / Westport P.S, Le Fevre Peninsula P.S, Alberton P.S, Le Fevre 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 | 330069