

**17 Princes Street, Port Adelaide, SA 5015**



**House For Sale**

Monday, 17 June 2024

17 Princes Street, Port Adelaide, SA 5015

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 442 m2**

**Type: House**



Lawrence Cocca  
0422918099



Anthony Buccella  
0466396166

## AUCTION - Sunday 30th June 4:30pm

Venture into one of South Australia's most storied precincts with this secure and understated home in the heart of historic Port Adelaide. As the state government embarks on the ambitious 'Our Port' renewal project, this property presents a golden opportunity to invest in an area poised on the cusp of significant real estate expansion, rich with heritage sites and burgeoning infrastructural development. Enclosed by a tall electronic gate, this residence offers security and seclusion. The interior features three carpeted bedrooms, each fitted with blinds for privacy and comfort, while the first and second bedrooms also enjoy the convenience of built-in wardrobes. An air conditioning unit placed strategically above the front door and another in the kitchen ensure the interior is kept at a pleasant temperature all year round. Move through the home to discover the shared living areas where high gloss floating floorboards lay a foundation of contemporary elegance beneath your feet. The kitchen, with laminate benchtops and essential appliances, including a Westinghouse dishwasher and Euromaid oven and stove, flows seamlessly into the living room. Here, a ceiling fan circulates the air, complementing the open-plan design that's perfect for casual low maintenance living. Step outside to a generous backyard that invites alfresco dining under the veranda—a space that leads further to a functional shed and a simple grassed expanse complete with a nostalgic Hills Hoist clothesline. Back inside, the main bathroom reveals modern upgrades, showcasing sleek tiling that reaches to the ceiling, a stylish vanity, and a space efficient combined bath and shower, adding a touch of contemporary luxe to the home. The front yard boasts fully concreted grounds, ensuring secure parking for multiple vehicles and easy upkeep. Just moments away, the newly developed Port Mall offers shopping convenience, while the beach is readily accessible by train or a brief car journey of less than 10 minutes. In this home, you're not just buying a property but a lifestyle that fuses historical allure with the promise of a vibrant future. Perfect for those seeking entry into a locale on the rise, this Port Adelaide home is an investment in both a residence and a rapidly growing community, where the echoes of the past meet the advancements of tomorrow.

**Additional Features:**

- Private laundry adjacent to the bathroom
- Cement rendered facade
- 442sqm allotment
- Roller blinds on all windows
- Close proximity to Semaphore Road and beach
- Nearby schools include: Alberton Primary School, Portside Christian College, Westport Primary School, Our Lady of Mound Carmel Parish School, Le Fevre Peninsula Primary School, Portside Christian College, Mount Carmel College, Le Fevre High School, Seaton High School

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**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 list of recent local sales to help you with your market and value research.