

**18 Harris Street, Exeter, SA 5019**



**House For Sale**

Tuesday, 21 May 2024

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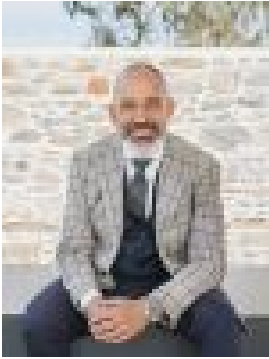
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 515 m2**

**Type: House**



Peter Kikianis  
0882424777



Nella Kikianis  
0408832469

## **Auction Friday 21st June @ 5pm (USP)**

This solid brick Circa 1978 home offers a blank canvas in this tightly held location within meters of popular Semaphore Road and a short walk to the beach. The perfect opportunity for first home buyers or investors alike. Constructed in 1972, this well-maintained property sits on a generous 515 sqm's of land area with approximately 19.80-meter frontage to Harris Street (potential redevelopment subject to planning approval). The home features, three large bedrooms, a spacious north facing lounge room, the kitchen is functional and is adjacent the meals/living room. Other features include 70's retro style bathroom, ducted reverse cycle air conditioning, floorboards, built-in robes, lock up garage, plenty of off street parking and much more... The outdoor entertaining area and garden provide the blank canvas to create a perfect space for relaxing or hosting gatherings. Located in a convenient location, close to all facilities including the Osborne Ship Yards and Port Adelaide and local schools make this property worth investing in, with a little bit of TLC it will bring the lucky new owner great rewards. Don't miss out on the chance to make this property your own! Please note this property is going to Auction Friday 21 June @ 5pm. Contact us today. \*Measurements are approximate\*\*\*All information provided has been obtained from sources deemed to be reliable; however, we cannot guarantee the information is accurate and the vendor and the agent do not accept any responsibility or liability for any errors or omissions. Interested parties should conduct their own independent enquiries & advice regarding the property\*\*\*\*The Form 1 - Vendor's statement may be inspected at Ray White Semaphore 1 Military Road, Semaphore South for 3 consecutive business days prior to the auction, and at the auction, 30 minutes before it starts\*\*