

# 27 Hobart Lane, Port Adelaide, SA 5015

## Townhouse For Sale

Monday, 15 January 2024

27 Hobart Lane, Port Adelaide, SA 5015

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 219 m2

Type: Townhouse



Julian Stevens

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**\$760,000 - \$810,000**

Perfectly positioned, and within the desirable Dock One community, this light filled, architecturally designed, three-bedroom Torrens titled home is set over three spacious levels and presents with a modern façade, stylish interiors, and an excellent floorplan. This home is guaranteed to catch the eye and offers a wonderful opportunity for homeowners looking for their first home, next home, downsizing or for the astute investor. The ground floor sets the tone for the home and offers an inviting open plan kitchen with stone benchtops and ample storage that blends seamlessly into the North facing living & dining room. Floor to ceiling sliding doors lead you out to the courtyard, the perfect spot to enjoy a cup of tea overlooking the luscious lawns and various plantings, none of which you need to take care of! Secure double garaging under the main roof offers room for 2 cars, bikes, and a kayak or 2 to enjoy the water just a stone's throw away. Make your way upstairs to find three spacious bedrooms all with built in robes. The master bedroom offers a sanctuary like retreat, complete with its own ensuite for the ultimate convenience. The luxurious family bathroom is well laid out and features floor to ceiling tiles and a bathtub. The highlight of the home and perfect for entertaining is the third floor which can be used for a multitude of purposes, a second living room, fourth bedroom or home office, the options are endless. This flexible space extends out via sliding doors to the roof top terrace complete with its own outdoor kitchen. Be the envy of your friends with the convenience of a sink, bar fridge and BBQ all at your fingertips. You will love the walkable lifestyle this home offers with a short stroll to local restaurants, bars, the waterfront and shopping. Everything is literally on your doorstep. The Port Dock Railway station is currently under construction and is conveniently situated just 350 metres away, offering convenient access to the City. All amenities are within a 5-minute walk from your front door. Features Include:- 4.4 kw Solar system - Stone benchtops - Ducted reverse cycle air conditioning throughout - Bathtub to main bathroom - Quality carpets to upper levels - Lock up garage with remote entry - Laundry and downstairs toilet on the ground floor - Built in robes - 2.7m square set ceilings Council rates \$1300pa Water rates \$900pa Please call Julian Stevens on 0407 615 356 to view and I look forward to meeting you at one of our upcoming open inspections.