

**28 Formby Crescent, Port Adelaide, SA 5015**



**House For Sale**

Wednesday, 12 June 2024

**28 Formby Crescent, Port Adelaide, SA 5015**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Expressions Of Interest Closing 24/6 USP

Nestled alongside tranquil vistas of the Port River, indulge in effortless living within this two-story town home. Offering peace of mind with a secure lock-up garage and enclosed by an electric fence, it's an ideal choice for families. Boasting five bedrooms or four bedrooms and an additional study, this residence features a spacious balcony overlooking the river, adding to its allure. Discover a home that has it all, featuring inviting living and dining spaces upon entrance, a well-equipped kitchen with ample storage, and a second expansive open-plan living and dining area that seamlessly extends to the paved alfresco. On the first floor, convenience is assured with a fully equipped bathroom featuring a shower, vanity and toilet. Upstairs, all rooms come with built-in robes, the master with a walk-in robe and the spacious main bathroom boasts a double sink vanity.

**KEY FEATURES:-** Tiled flooring throughout - Second living/dining space upon entrance- Spacious open plan living dining & kitchen- Large kitchen with laminate bench tops, stainless steel sink & built in cupboards- Built in oven & grill, 5-burner gas cook top plus versatile breakfast bar- Bathroom on the ground floor with access to a bathroom including a shower, sink & vanity - Separate laundry with built in cupboards & ample bench space plus outdoor access- Upstairs 5th bedroom, study or master retreat with balcony access & mirrored built-in robe- Master bedroom with walk-in robe & access to the main upstairs bathroom plus ceiling fan - Bathroom upstairs with spa bath, shower, toilet & double sink vanity plus double glazed windows - 3 additional bedrooms carpeted with built-in robes - Blinds on windows upstairs and downstairs - Evaporative air-conditioning - Under stair storage - Paved alfresco with pergola & low maintenance garden- Backyard access from garage - Alarm system - Electric gate at the front Nestled in the quaint historic enclave of Port Adelaide, this locale offers a vibrant lifestyle. Stroll to Port Adelaide Plaza for shopping and dining delights, or make the most of the plethora of public transport options, including buses and trains. Golf aficionados will relish the proximity to West Lakes Golf Club, while the sandy shores of Semaphore offer an idyllic coastal escape. With all this and more at your fingertips, you'll discover everything you desire right here. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6> Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.