

3/25 Pelham Street, Ethelton, SA 5015

HARRIS

Sold Unit

Friday, 8 September 2023

3/25 Pelham Street, Ethelton, SA 5015

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Nick Wheatman
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\$535,000

Built in 1992 this well proportioned compact home has many full sized features. Situated at the rear of a small group of 3 quality owner occupied homes this excellent example of coastal living is no longer a well kept secret. Boasting large living areas and 2 generous bedrooms the floorplan is designed with an easy laidback lifestyle in mind. Large windows, and light neutral decor help create the bright modern feel this home enjoys. High ceilings and an open floor plan create a sensation of size lacking in some 2 bedroom homes. The large kitchen features loads of bench space and an abundance of storage, a gas cooktop and elevated oven help make entertaining a breeze while the large sink side window adds a great view of the rear garden. The well equipped bathroom features a good sized tub with separate shower and big vanity offering lots of storage space. The toilet has its own room again adding to the great convenience this home offers. Rounding out the amenities are a paved private rear courtyard, north facing to catch a little afternoon sun and a secure carport with auto roller door for your pride and joy, a small shed in the rear yard adds yet more storage. A reverse cycle split system keeps the home comfortable all year round while both bedrooms benefit from ceiling fans. Excellent neighbours, a short stroll to the beach or Port River, close to Semaphore, Port Adelaide and West Lakes Shopping Centres with dozens of restaurants and cafes close by are all more reasons to consider this rare find. Perfect for singles, a couple or a small family and an excellent option for savvy investors this home is not expected to be on the market for long, this home is going for sale and not auction. For further information on this compact coastal home call Nick anytime. Specifications: CT / 5117/441 Council / Port Adelaide Enfield Zoning / GN Built / 1992 Council Rates / \$1,041.50pa Strata Rates / \$406pq Strata Manager / JE Whites Emergency Services Levy / \$224.05pa SA Water / \$153.70pq Estimated rental assessment: \$380 - \$400 p/w (Written rental assessment can be provided upon request) Nearby Schools / Portside Christian College, West Lakes Shores, Dominican P.S, 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 | 226409