

**36 King Street, Alberton, SA 5014**

**House For Sale**

Friday, 29 March 2024

**36 King Street, Alberton, SA 5014**

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 293 m2**

**Type: House**



Steve Moffatt  
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Kate Smith  
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## **Auction Saturday 20th April @ 11am USP**

Opportunity Knocks for the first-home buyers or investors or the downsizer. Ideal for those just starting out, busy couples, or going solo, enjoy the low maintenance lifestyle on offer. All the hard work is done just dress to your style and enhance this one to your taste. Features!- Two spacious bedrooms, the main with built in robe- Full sized updated bathroom with walk in shower alcove- Large light-filled living room with split system air conditioning- Upgrade Kitchen with gas cook top and stainless steel appliances - Separate laundry and water closet- Spacious front and rear gardens- Ducted evaporative air-conditioning- Secure off street parking with single garage Experience the ease of living in this prime location: Brief stroll to parks, Ned Kelly's Bakery with public and private schools with in a short distance. Effortless commuting is at your fingertips with the proximity of Alberton Train Station and Bus Station. Indulge in retail therapy at Port Adelaide Plaza and enjoy your weekends in the atmosphere of Port Adelaide historic buildings with plenty of cafes and hotels to enjoy, all within close proximity. If it's a beach you're after then Semaphore Beach is merely a swift 5-minute drive away, offering the perfect escape for a sensational summer lifestyle. Auction Saturday the 20TH April 24 at 11am USP \*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.\*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043