

**36b Bishops Avenue, Alberton, SA 5014**



**House For Sale**

Wednesday, 29 November 2023

36b Bishops Avenue, Alberton, SA 5014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 241 m2**

**Type: House**



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## Auction On-Site Tuesday 12th December 5:30PM

Stylish low maintenance living hits the mark with this gleaming, designer home quietly set back from the street in Adelaide's historic and thriving north-west. Offering picture-perfect modern features and finishes, a stone's throw to bustling shopping hubs and the vibrant social scene of Port Adelaide - seizing this recently built property promises to be the start of an exciting new journey. Whether you're a young couple looking for the ultimate first purchase or a growing family eager to find everyday lifestyle finesse, 36B Bishops blooms with non-stop potential. From beautiful floating floors warming the fresh white interior brightened by ambient downlighting, the comfortable 3-bedroom footprint including light-filled master with walk-through wardrobe and luxe ensuite, to the open-plan entertaining where a stone-topped chef's zone is primed for culinary triumphs as you scan, serve and socialise friends and family. With a wide central slider framing a lush green lawn and sunbathed backyard inviting effortless outdoor flow and the perfect patch for the kids to play or family pet to lay, sparkling main bathroom featuring stunning marbled tiling, separate shower and relaxing tub, sleek contrast cabinetry to the kitchen, along with cosy ducted AC throughout, you'll find all the needs and necessities of modern living carefully captured. Well positioned arm's reach to a range of everyday conveniences too, enjoy beautiful parks and reserves right around the corner, Alberton Primary and Mount Carmel College moments from your front door for easy morning commutes, while flourishing cafés, restaurants and all your shopping options abound at Port Adelaide. And no reminder needed to set aside time to savour summer season fun with the pristine sands of Semaphore a quick 5-minutes away!

**FEATURES WE LOVE**

- Beautiful open-plan entertaining spilling with natural light and headlined by a sleek, stone-topped designer kitchen featuring seamless cabinetry and cupboards, subway tile splashback, and stainless appliances including dishwasher
- Bright and airy outdoor flow to a sunny, low maintenance backyard of lush lawns and easy-care raised garden beds
- Light-filled master bedroom featuring WIR and luxe ensuite
- 2 additional ample-sized bedrooms, both with handy BIRs
- Sparkling and central main bathroom with striking neutral tone tiling, separate shower and bath
- Practical laundry with storage and ducted AC throughout for year-round comfort
- Single car garage with auto roller door and quietly positioned at the rear of this sweeping allotment

**LOCATION**

- A short stroll to leafy reserves and parks, as well as the hugely popular Ned Kelly's Bakery
- Moments to both Alberton Primary and Mount Carmel College
- Walking distance to Alberton Train Station for traffic-free city-bound commutes
- Only 1.5km to Port Adelaide Plaza for all your shopping essentials, a stone's throw further to the vibrant St Vincent Street teeming with cafés and restaurants, while a quick 5-minutes finds you at Semaphore Beach for a superb summer lifestyle

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251**

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | City of Port Adelaide Enfield Zone | GN - General Neighbourhood \\ Land | 241sqm (Approx.) House | 141sqm (Approx.) Built | 2021 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa