

**4/35 Ship Street, Port Adelaide, SA 5015**



**Other For Sale**

Tuesday, 21 November 2023

4/35 Ship Street, Port Adelaide, SA 5015

**Bedrooms: 2**

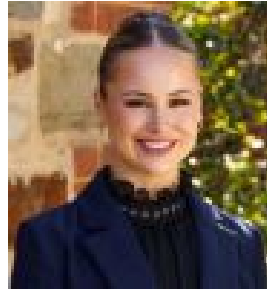
**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Nick Psarros  
0871236123



Kirsten Shulver  
0431444464

## AUCTION ON SITE!

Nick Psarros and Kirsten Shulver of Ray White Port Adelaide & Largs Bay are pleased to present this prime offering in the heart of Port Adelaide. Bursting with character and nestled within a row of heritage cottages, this historic 1920s home offers a convenient lifestyle positioned close to vibrant Port Adelaide & Port Dock with a plethora of eateries, boutique shopping and easy access to public transport! Boasting high ceilings and polished timber floorboards all whilst maintaining a modern, stylish palette internally. Better yet, this gem also offers handy rear access. This character cutie is sure to impress first home buyers, astute investors or downsizers looking to secure a primely positioned property in an increasingly popular suburb. MORE TO LOVE: \*Period character features, high ceilings & polished floorboards \*Neat & tidy kitchen with gas cooking, filter tap, stainless steel sink & plenty of cabinetry \*Two spacious bedrooms \*Air-conditioning \*Security bars to all windows & security screen to front door & back door \*Secure car parking for x1 vehicle \*Freshly painted throughout \*Spacious laundry with cabinetry \*Bathroom with vanity with storage, toilet, shower & tub \*Pergola area perfect for entertaining on warm evenings \*Lock up workshop/garage with power In a location that could not get better & sited in a quiet group of four, opportunities like this in Port Adelaide do not often arise. Please register your interest with Nick Psarros on 0400 506 555 or Kirsten Shulver on 0431 444 464 before it's too late! STRATA ADMIN & SINKING \$1,635 Per Annum To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7D> Disclaimer: Neither the Agent nor the Vendor accept 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 are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. \*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. \*\*\*"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."