

# 41 Fletcher Road, Birkenhead, SA 5015

## House For Sale

Sunday, 26 May 2024

41 Fletcher Road, Birkenhead, SA 5015

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 640 m2**

**Type: House**



Steve Moffatt  
0418180157



Sheldon Clinch  
0413839195

## **Auction Sat 15th June @ 12.30PM onsite USP**

One for the tardies, handyperson renovators, with updated electrical and plumbing to get you started - 41 Fletcher, perfectly nestled between the shores of Semaphore Beach and the Port Adelaide River. Sitting on 640sqm within these walls is a fantastic opportunity to create your memories and live in an area full of life and enjoyment, with high ceilings, leadlight glass and polished boards your journey awaits. KEY FEATURES:- Open plan kitchen and dining with a split-system air-conditioner- Original return veranda formal lounge- Three Double bedrooms with high ceilings and picture rails - Spacious yard with plenty of potential and room for a pool- Updated Spacious combined bathroom, laundry and toilet - Plenty of off-street parking with large garage workshop - Rear Patio veranda with raised decking for entertaining.

Ideally situated mere moments from Semaphore Road with its eclectic array of dining and shopping options, and the breathtaking Semaphore foreshore. Retail delights in Historic Port Adelaide or Westfield West Lakes are just a brief drive away. Plus, a selection of esteemed schools such as LeFevre Primary School and Portside College offer educational choices within reach on the bus route. NO FRILLS OR COVER UPS ON THIS ONE! \*\*All information provided has been obtained from sources deemed to be reliable; however, we cannot guarantee the information is accurate and the vendor and the agent do not accept any responsibility or liability for any errors or omissions. Interested parties should conduct their own independent enquiries & advice regarding the property\*\*AUCTION SATURDAY THE 15TH JUNE 2024 AT 12.30PM FURTHER DETAILS CONTACT

STEVE MOFFATT ON 0418 180 157 SHELDON CLINCH ON 0413 839 195\*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.