

43 Albany Lane, Port Adelaide, SA 5015



House For Sale

Thursday, 1 February 2024

43 Albany Lane, Port Adelaide, SA 5015

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Rosemary Auricchio
0883473666



Donna Farquhar
0883473666

Auction | Sat 17th Feb at 9am On Site (USP)

Auction Location: On Site Situated in the heart of the historically rich and vibrant Port Adelaide, this contemporary residence at 43 Albany Lane epitomises modern living. Meticulously constructed in 2020, the property seamlessly blends luxury and convenience, offering a lifestyle that harmonises quality living spaces with the charm of a bustling neighbourhood. Designed across three stories, the residence prioritises comfort, style and boasts luxurious features catering to the discerning homeowner. The top floor unveils an exquisite rooftop terrace, providing an exclusive space for entertainment or relaxation, complete with sweeping views that capture the essence of Port Adelaide. Its proximity to the local river ensures both water views and a serene north-facing aspect, flooding the space with natural light. Key Features Include: - Stunning water views from all levels - Luxurious fixtures and high-quality materials throughout the home - Well-equipped kitchen with stunning island bench and appliances overlooking living area and courtyard - Functional laundry and separate WC on ground level - Master bedroom with ensuite and BIR - Bedrooms 2 and 3 with BIR - Tastefully designed main bathroom with bath - Additional family living overlooking private rooftop terrace - Outdoor kitchen featuring BBQ on the third floor - Ducted reverse cycle air-conditioning - Secure parking, remote garaging and intercom system - Fully fenced, offering both privacy and security Nestled in the heart of Port Adelaide, this residence oozes sophisticated living in a sought-after locale. The prime location offers an array of exceptional advantages, from thriving pubs, breweries, bars, and restaurants providing a vibrant social scene to convenient shopping options in nearby local shops. Families benefit from the short distance to schools, enhancing the neighbourhood's appeal, while easy access to public transport facilitates hassle-free commuting to the city. Residents can relish enviable water views, courtesy of the property's proximity to the river, further enhancing the overall allure of this outstanding location. The lively streets, lined with boutiques, eateries, and local shops, create an energetic atmosphere, complemented by tranquil moments by the nearby river. This residence provides an exceptional opportunity for those seeking a harmonious balance of upscale living and community vibrancy. For more information, please contact Rosemary Auricchio on 0418 656 386 or Donna Farquhar on 00461 363 915. Disclaimer: 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. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322