

**43 Clare Street, Port Adelaide, SA 5015**



**Townhouse For Sale**

Monday, 8 January 2024

43 Clare Street, Port Adelaide, SA 5015

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 95 m2**

**Type: Townhouse**



Tristian Kennedy  
0432898363



David Upadhyay  
0469003052

**\$600,000 to \$650,000**

Faultless modern apartment living a stone's throw to Port Adelaide Plaza and moments further to the iconic St Vincent Street buzzing with a vibrant café culture and social scene set an impeccable tone for ideal lifestyle finesse. Picture-perfect for first-time buyers or style-seeking investors looking to add or expand a budding portfolio, 43 Clare Street will have you turning heads. Split over two levels and spilling with natural light, enjoy elevated open-plan living gliding over honey-toned floating floors and headlined by a compact but comfortable modern kitchen of crisp contrast cabinetry, sleek electric cook top and dishwasher for easy cleaning and effortless entertaining. With a wide balcony adding welcome space and depth here, as well as fresh air alfresco dining inviting revitalising morning coffee routines and sunny lunches, along with a clever 2-bedroom footprint that says the upstairs with private ensuite and downstairs with an adjoining bathroom and concealed Euro-style ensuite - this is perfectly polished low maintenance living with lock-and-leave appeal arm's reach to Semaphore Beach and the thriving heart of Port Adelaide.

**FEATURES WE LOVE**

- Light, bright and airy second level living zone headlined by a sleek kitchen flush with contrast cabinetry, easy-clean electric cook top and dishwasher
- Apartment-wide balcony alfresco inviting loads of natural light and fresh air, as well as a delightful spot to savour sunny mornings and lunches
- Plush-carpeted upstairs bedroom featuring BIRs and gleaming modern ensuite
- Equally soft-carpeted ground floor bedroom, also featuring BIRs
- Modern ground floor bathroom and Euro-style laundry
- Secure single garage with auto roller door
- Perfect low maintenance living with fantastic lock-and-leave potential
- Great stress-free rental option for investors

**LOCATION**

- A short walk to Port Adelaide Plaza & Kmart for all your daily essentials and everyday shopping needs
- Moments to the main strip of Port Adelaide bustling with popular cafés, restaurants and bars
- Just 5-minutes to the soft sands of Semaphore for incredible beachside access, and a stone's throw to Port Adelaide Train Station for traffic-free city-bound commutes

**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 | UAC - Urban Activity Centre \ PAC - Port Adelaide Centre Land | 63sqm (Approx.) House | 95sqm (Approx.) Built | 2021 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa