

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



**House For Sale**

Monday, 27 May 2024

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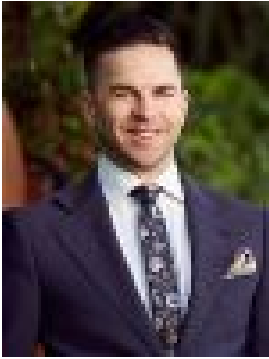
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 119 m2**

**Type: House**



Adrian Patterson

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**\$600,000 - \$650,000**

Welcome to your dream modern abode! This immaculate low-maintenance masterpiece, built in 2021, offers a seamless blend of contemporary design and hassle-free living. Effortlessly embrace a sophisticated lifestyle, where sleek architectural lines meet state-of-the-art fixtures, exuding modern elegance. The bespoke olive wainscoting feature wall in the master bedroom and the expansive courtyard space, perfect for all gatherings, add unique touches to this exquisite home. Nestled in a convenient location, this beautifully presented residence invites you to move right in, with every detail expertly handled. Enjoy the comfort of turnkey luxury, ready to redefine your living experience. Features Include:\*

- Light-filled open plan living, dining, and kitchen area\*
- Stylish kitchen with stone benchtops, stainless steel appliances, induction cooktop, and dishwasher\*
- Main bedroom with walk-in wardrobe and a sleek private ensuite\*
- Second bedroom with built-in wardrobe\*
- Main bathroom with separate bath and shower\*
- Second living area, easily converted into a third bedroom\*
- Study alcove\*
- European-style laundry and separate WC\*
- Courtyard with rainwater tank\*
- Extra under-stair storage\*
- Automatic single lock-up garage with internal access\*
- Ducted reverse cycle air conditioning

Location:\*

- A short walk to Port Adelaide Plaza and Kmart for all your daily essentials and shopping needs\*
- Moments from 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\*
- A stone's throw from Port Adelaide Train Station for traffic-free city-bound commutes

Situated in the charming historic area of Port Adelaide, this location offers a vibrant lifestyle. Walk to Port Adelaide Plaza for shopping and dining, or take advantage of the abundant public transport options, including bus and train services. Golf enthusiasts will appreciate the nearby West Lakes Golf Club, and the sandy shores of Semaphore provide a perfect seaside retreat. With all this and more, you'll find everything you need right here.

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 | Port Adelaide Enfield Zone | UAC - Urban Activity Centre \ PAC - Port Adelaide Centre Land | 119sqm (Approx.) House | 112sqm (Approx.) Built | 2021 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa