

# 5 Kudlyo Close, New Port, SA 5015



## Sold House

Sunday, 5 November 2023

5 Kudlyo Close, New Port, SA 5015

Bedrooms: 3

Bathrooms: 2

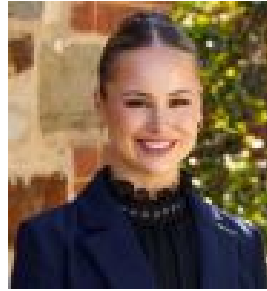
Parkings: 2

Area: 137 m2

Type: House



Nick Psarros  
0871236123



Kirsten Shulver  
0431444464

**\$655,000**

Nick Psarros and Kirsten Shulver from Ray White Port Adelaide/Largs Bay are pleased to present to the market this outstanding opportunity to secure a luxurious low maintenance abode sited just seconds to the waterfront at New Port! Offering the ultimate easy care lifestyle with all amenities within walking distance, enjoy short strolls to Harts Mill and historic Port Adelaide with a plethora of eateries and retail shopping options and just minutes to cosmopolitan Semaphore by car with even more to offer. A location spoiled for choice by restaurants, walking trails, shopping options, dog parks, public transport and the beach & marina - it does not get better! Ideally suited to the astute investor, first buyer or downsizer looking for a quality home in an ever popular location. On offer is a light and airy open plan living area overlooking the gourmet kitchen with stone bench tops, quality Bosch appliances. As well as a functional floor plan offering ground floor toilet & powder room, two upstairs bathrooms and three sizable bedrooms. Better yet, multiple balconies to enjoy the sunshine and at any point in the day. MORE TO LOVE: \*Ground floor atrium area \*Open plan living & dining \*Valuable wall & under stair storage \*Downlights throughout \*Stone benchtops to kitchen and all bathroom vanities \*Gourmet kitchen with plenty of cabinetry, inset sink, Bosch underbench oven, gas cooking and dishwasher \*Laundry area with trough \*Ground floor toilet with vanity with storage & basin \*Ducted reverse cycle heating & cooling \*Lengthy carport with room for x2 vehicles with auto panel lift door \*Maintainable backyard area UPSTAIRS \*Light drenched master bedroom with wall to wall robes, great sized ensuite with his & hers above bench basins, shower & toilet plus private balcony - perfect for enjoying that morning cup of java! \*Second bedroom with wall to wall built in robe \*Main upstairs bathroom with tub, vanity with stone benchtops, toilet and shower \*Third bedroom with built-in robe and access to huge balcony. Tenanted at \$510 per week until July 2024. A property offering a highly sought after easy care lifestyle close to absolutely all amenities. To avoid disappointment, please register your interest with Nick Psarros on 0400 506 555 or Kirsten Shulver on 0431 444 464 New Port is a north-western suburb of Adelaide. It was created in 2007 from parts of the suburbs of Birkenhead, Ethelton, Glanville and Semaphore Park. New Port is located in the federal division of Hindmarsh, the state electoral district of Port Adelaide and the local government area of the City of Port Adelaide Enfield. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7> 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.