

**6/30 Swan Street, Ethelton, SA 5015**



**Sold House**

Tuesday, 15 August 2023

6/30 Swan Street, Ethelton, SA 5015

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 187 m2**

**Type: House**

## Contact agent

A seaside catch worthy of this sought-after pocket nestled between the soft sands of the beach, vibrant Semaphore Road and bustling St Vincent Street for wonderful lifestyle appeal sits this stunning and spacious homette spilling with natural light. A shining example that compact can also mean incredibly comfortable, rarely does downsized living deliver such beautiful open-plan entertaining. From relaxed evenings curled up on the couch, wining and dining friends in the generous modern kitchen and dining zone, to limitless outdoor fun as a huge all-weather alfresco area invites everything from warm weekend lunches to balmy evening barbeques watching the big game. Such stellar everyday living and entertaining is matched by two large and light-filled bedrooms, both with built-in robes and handy ceiling fans, and along with a sparkling bathroom with separate shower, tub and WC - 6/30 Swan Terrace is an absolute dream come true for singles, young couples, lifestyle-loving downsizers as well as those looking to start or expand a premium investment portfolio. Surrounded by popular cafés and takeaway eateries, take your pick for relaxing morning and evening walks through nearby leafy reserves or dip your toes at Semaphore Beach, while public transport, schools and a stone's throw to Port Adelaide Plaza for all your daily essentials promise a bright future for the long-term.

**FEATURES WE LOVE**

- Beautiful open-plan living, dining and kitchen combining for one elegant entertaining hub
- Open modern kitchen zone with plenty of cabinetry and cupboards, in-wall oven and gas stove top as well as easy conversation to the alfresco
- Spacious outdoor entertaining sprawling across sandstone paving and under an all-weather pergola with ceiling fans
- 2 large soft-carpeted bedrooms, both with handy ceiling fans, BIRs and main with split-system AC
- Light and bright main bathroom with separate WC and practical laundry
- Durable tile floors, ambient downlighting throughout as well as stylish plantation • shutters in the living and bedrooms
- Long secure storage space as well as carport with roller and garden shed
- Charming solid brick frontage with easy-care established greenery

**LOCATION**

- A short stroll to nearby reserves and sporting ovals
- Only 1km walk to the soft sands of Semaphore Beach for an incredible summer lifestyle
- Wonderful café and delicious takeaway options all around
- Just 2-minutes to Semaphore Road and 4-minutes to St Vincent Street for all your shopping, restaurant and entertainment needs

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**Property Details:** Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \\ House | 187sqm (Approx.) Built | 1990 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa