

**6 Glanville Street, Ethelton, SA 5015**



**House For Sale**

Thursday, 14 December 2023

6 Glanville Street, Ethelton, SA 5015

**Bedrooms: 2**

**Bathrooms: 1**

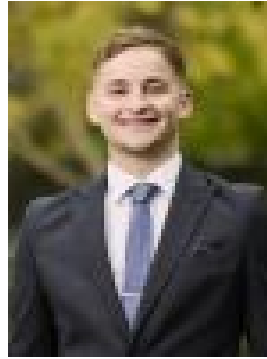
**Parkings: 1**

**Area: 116 m2**

**Type: House**



Tristian Kennedy  
0432898363



Savvas Eftimiou  
0414263428

## Auction - USP

Nestled in a charming street just minutes away from the sun-kissed shores of Semaphore Beach, this delightful two-bedroom, one-bathroom home on two titles beckons with warmth and character, making it an ideal haven for both first-time homeowners and downsizers. Step into this well-cared-for home with stunning polished timber floors and large windows that flood the interior with natural light. Both bedrooms are generously sized, while the air-conditioned lounge room has modern downlighting, and seamlessly connects to a dine-in kitchen. Here ample cupboard and bench space complement stainless-steel appliances, including gas cooking and a dishwasher. Your home cook will also love that the kitchen overlooks the backyard, providing a scenic backdrop for everyday moments. The main bathroom boasts both a shower and a separate bath, accompanied by a vanity cabinet, while a convenient separate toilet adds a touch of practicality. The laundry room, laden with storage cupboards, leads to a covered entertainment space, extending to a sealed and fenced courtyard-ideal for soaking up the sun, enjoying pet-friendly spaces, or entertaining guests. The low-maintenance grounds feature a manicured front lawn, a garden shed for tools, rainwater tanks that offer an eco-friendly touch, and a secure, gated driveway that leads to a single carport. Conveniently located in a tranquil street near the John Hart Reserve, this residence provides proximity to Semaphore Beach, Semaphore Road cafes, Glanville Golf Course, and various sporting facilities. Educational options are aplenty, with Le Fevre High School, Westport Primary School, and Le Fevre Peninsula Primary School within easy reach. A brief trip to Port Adelaide opens the door to a plethora of shopping, dining, and entertainment possibilities. Discover the perfect blend of comfort, convenience, and charm in this sought-after locale—a home that not only meets your needs but enriches your lifestyle.

**Property Features:**

- Two-bedroom and one-bathroom quality built original solid brick home
- Light filled lounge room with split system air conditioning
- Combined kitchen and meals space for easy dining
- The kitchen has a dishwasher, a built-in gas stove and oven, and ample cabinetry
- Sleek bathroom with a glass shower, bathtub, vanity storage, and a separate toilet
- Laundry room with built-in storage and backyard access
- Original polished floorboards throughout the home
- Downlights in the lounge, hallway, and kitchen
- Gas hot water system for instant hot water
- Rear entertaining verandah with concrete floors
- Low maintenance backyard with concrete patio and easy-care garden bed
- Two rainwater tanks holding up to two-thousand litres, and a garden shed in the backyard
- Grass at the front is irrigated
- Ring camera on the front door for security
- Secure carport parking with an additional space in the gated driveway
- Freshly landscaped front yard with secure gate

• Le Fevre High School is only three minutes away  
Schools: The nearby unzoned primary schools are Westport Primary School, Le Fevre Peninsula Primary School, and Alberton Primary School. The nearby zoned secondary school is Le Fevre High School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251 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 | General Neighbourhood (Z2102) - GNLand | TBCsqm(Approx.) House | 116sqm(Approx.) Built | TBC Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa