

# 6 Providence Place, Port Adelaide, SA 5015

## Townhouse For Sale

Wednesday, 3 April 2024



6 Providence Place, Port Adelaide, SA 5015

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Kevin Radloff  
0432375216



Christine Smitham  
0413879102

**\$589K - \$609K**

Welcome to your brand new, contemporary & convenient Torrens Titled, pet friendly townhouse. Presenting an ideal opportunity for homeowners looking for their first home, next home, or those downsizing or one for the astute investor to reap the rewards that come with the appeal to tenants of a new property and loaded with potential to maximise a depreciation schedule. Live a life free of the usual hassles of Strata & Community Corporations, no quarterly body corporate fees and none of the associated restrictions from by-laws, no body corporate meetings. Located in the heart of Port Adelaide, this home delivers convenience on so many levels, from the moment you pull into the auto roller door garage and enter the home you will be impressed with the modern colour scheme, and the thoughtful choices made by the owners in their selections. Taking cues from the Scandi look the result is a seamless fusion of style & practicality. From the timber laminate in the living areas to the charcoal carpet and classic white scheme of the bedrooms. This home allows an abundance in natural light to flow in through the sliding glass doors to the balcony and the well positioned windows through-out. Experience the delightful convenience of a walkable lifestyle, you are just a short stroll away from local restaurants, bars, the waterfront, and shopping. With everything practically at your doorstep, you'll appreciate the ease of living in this boutique development. The Port Dock railway station is conveniently located 350m away, providing easy access to the city. Enjoy the luxury of having all you need and more within a 5-minute walk from your front door. Features Include: • Light-filled open plan living, dining and kitchen area opening to a gorgeous balcony • Stylish kitchen with an upgraded AEG stainless steel appliance package including induction cooktop & dishwasher • Main bedroom with large built-in robe & ensuite • Second bedroom with walk-in wardrobe • Private courtyard with private gated entry from Le Messurier St • Rainwater tank connected to toilets • Ducted & zoned RC/AC through-out • Rental appraisal \$585-\$615 PW Contact Kevin at Jump Property RLA 260 752 for more information. M: 0432 375 216 E: kevin@jumpproperty.com.au Disclaimer: Whilst ever care has been taken to verify facts and data we rely also on 3rd party input and information. Please make your own investigations into the zoning and suitability of this property prior to purchasing.