

63 Gordon Street, Albert Park, SA 5014



House For Sale

Monday, 22 April 2024

63 Gordon Street, Albert Park, SA 5014

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 396 m2

Type: House



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Auction On-Site USP

A charming character bungalow, sprawling across approximately 396m² on a corner allotment, shielded by a secure fence and with garage access via Spence Street. A substantial front yard greets you upon arrival, offering boundless entertainment potential or a spacious play area for children. Step inside this inviting abode with its striking sandstone façade, revealing a spacious layout comprising three bedrooms and one and a half bathrooms. The well-appointed open-plan living, dining, and kitchen area retains its original character ceiling décor, adding to the home's unique charm. Attracting growing families, couples, or first-time buyers alike, this residence offers the flexibility to either move in immediately or infuse your personal style through minor renovations, unlocking the full potential of this sought-after property.

KEY FEATURES:- Secure front & backyard with tall fence surrounding- Garage accessible via Spence Street- Corner allotment on 396m² approx.- Open plan living, dining & kitchen with floorboards & high ceilings throughout- Updated kitchen with stone bench-tops, tiled splashback, double stainless steel sink, dishwasher & 4-burner gas cook-top- Versatile breakfast bar/island bench- Dining area with a combustion wood-fire heater & split-system air-conditioner- Living area with floating TV cabinet & ceiling décor- 3 Spacious bedrooms carpeted, bedroom 1 & 2 with a built-in robe & bed 1 with a split system air-conditioner- Bedroom 2 & 3 with direct access to the half bathroom featuring a bath-tub & separate toilet- The second bathroom features a vanity & shower- Built-in cupboards throughout- Separate laundry accessible through the kitchen with a separate toilet- Laundry with access to the backyard- Low-maintenance yard with artificial lawn & a verandah

Nestled in a central location with local amenities at your fingertips, this property is a true hidden gem! Enjoy easy access to Westfield West Lakes, Port Adelaide, beaches, golf clubs, shops, cafes and schools. With multiple bus routes along Port Road and a nearby train station, commuting to the CBD is effortless. Everything you need for shopping, leisure, and education is just moments away, offering a lifestyle of convenience and enjoyment. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts 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 is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection****The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."