

# 72 Fletcher Road, Birkenhead, SA 5015

## House For Sale

Friday, 5 April 2024

72 Fletcher Road, Birkenhead, SA 5015

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 325 m2**

**Type: House**



Gypsy Black  
0437437811



Kate Smith  
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## Auction 20th April 3:30pm USP

Graciously presented, this distinguished residence embodies the pinnacle of meticulously conserved historical charm harmoniously intertwined with modern elegance. Tucked away within its embrace lies a private haven, where seamless transitions between indoor and outdoor spaces invite tranquil living amidst verdant gardens, enchanting outdoor areas, and sun-kissed lawns. Inside, three sumptuous bedrooms, embellished with built-in wardrobes, ceiling fans, and ornate fireplaces, await. The heart of this home resonates with conviviality in its expansive open-plan living and dining expanse, seamlessly flowing into the rear entertainment enclave, all impeccably serviced by the masterfully appointed timber gas-fitted kitchen. A wealth of additional indulgences await discovery, including a dual-purpose double garage, a sanctuary for leisure and recreation, complemented by split-system air conditioning, gas heating, and the timeless allure of timber flooring throughout. Updated bathroom and laundry amenities further enhance the allure of this refined abode. What we love about the home: \* Large bedrooms with ornate fireplaces \* Renovated bathroom and laundry \* Open plan living \* Reverse cycle air-conditioning \* 6kw Solar Panels \* Double garage (access via Hilton) Nestled within the vibrant tapestry of Port Adelaide's bustling precinct, with convenient access to transportation, esteemed schools, Semaphore Road's eclectic offerings, and the pristine sandy shores of local beaches, this residence epitomizes the pinnacle of refined living amid urban convenience. \* If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. \* Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. \* The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts.