

**78 Port Road, Alberton, SA 5014**



**House For Sale**

Tuesday, 30 January 2024

78 Port Road, Alberton, SA 5014

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 482 m2**

**Type: House**



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## AUCTION ON SITE!

HIA ORDERSpacious bedrooms, living areas, outdoor entertaining and a bonus studio awaits your imagination! Are you ready to transform a house into the home of your dreams? Look no further! Nestled in a desirable neighbourhood, this gem boasts a flawless floorplan, just waiting for your personal touch to bring it to life. Say hello to endless possibilities and a canvas awaiting your creative strokes!

**KEY FEATURES:** - Original solid brick Bungalow + touches of character throughout - Single garage with roller door + 2 driveway spaces- 4 spacious bedrooms freshly painted - Bed 2 includes a BIR & bed 3 with an ornate fireplace - Bathroom with separate toilet - Separate laundry - Light-filled open plan living, dining & kitchen Experience the ease of living in this prime location: just a brief stroll to parks, Ned Kelly's Bakery and schools. Effortless city commuting is at your fingertips with the proximity of Alberton Train Station. Indulge in retail therapy at Port Adelaide Plaza (1.5km), and relish the vibrant atmosphere of St Vincent Street cafes, all within close proximity. If a beach retreat beckons, Semaphore Beach is merely a swift 5-minute drive away, offering the perfect escape for a sensational summer lifestyle.

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 accept 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 are advised to enquire directly with the agent in order 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."