

9 Formby Crescent, Port Adelaide, SA 5015



Sold House

Saturday, 17 February 2024

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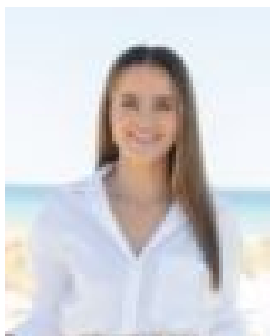
Bedrooms: 3

Bathrooms: 1

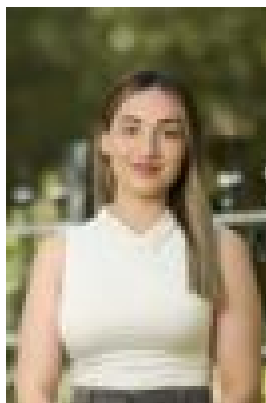
Parkings: 4

Area: 378 m2

Type: House



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This endearing residence showcases character and charm in every corner. Indulge in the tranquillity of the reserve at your back doorstep and explore the scenic Port Creek walking trail. Plus, convenient access to Port Adelaide Shopping Centre mere moments away. Explore this three-bedroom, one-bathroom home perfect for first-home buyers, investors or families looking to up or down-size. The master bedroom boasts a luxurious walk-in robe and convenient direct access to the main bathroom, complete with a spacious tub, separate shower, vanity and a separate toilet for added privacy. Meanwhile three bedrooms, each adorned with carpeting and equipped with ceiling fans, offer comfort for restful nights. The third bedroom provides a roller shutter for an extra layer of privacy. An inviting dining area bathed in natural light, tucked away for gathering with friends and family, offering a cosy retreat for enjoying delicious meals and lively conversation. In the open plan living and kitchen area, a ceiling fan offers gentle breezes, while ducted R/C air-conditioning ensures consistent comfort throughout the home. This thoughtful combination provides year-round temperature control, making every moment indoors enjoyable. Discover a kitchen designed for both functionality and style, boasting the flexibility of an optional breakfast bar where you can savour your morning coffee or enjoy casual meals. With an abundance of cupboard space, you'll find ample room for storing all your culinary essentials, keeping everything organized and within easy reach plus a double stainless-steel sink offering practicality. Embrace the seamless blend of comfort and practicality in the delightful outdoor haven. The perfect low-maintenance space, ideal for relaxation and outdoor gatherings, complete with undercover entertaining and lush greenery enhancing the ambience. Additionally, benefits from the convenience of a small shed, providing storage solutions and rear gate for easy access to the reserve behind. **WHAT YOU'LL LOVE:** - Sandstone frontage - Central hallway with character décor & chandeliers - Valuable built-in linen cupboard in the hallway - Open-plan living & kitchen - Separate dining - Kitchen with 4x burner gas stove, wall-mounted oven & plenty of storage - Separate laundry - Manicure front & back lawns - Entertaining made easy with a paved alfresco - Convenient storage shed out the back - Ducted R/C air-conditioning - Lock up garage with drive-through carport + additional driveway spaces - 6.6 k/W Solar and much more.. Nestled adjacent to the Joyce Snadden Reserve and mere moments from the serene waters of the Port River, this residence presents an ideal haven for nature enthusiasts and those seeking peaceful walking trails. Positioned within close proximity to the recently developed Port Adelaide Plaza, Lighthouse Wharf Hotel, Admiral Hotel, The Fisherman's Market, Port Dock, and an array of other amenities, this property offers unparalleled convenience amidst a tranquil setting. 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.