

**16 Quebec Street, Port Adelaide, SA, 5015**

**HARRIS**

**House For Sale**

Saturday, 10 August 2024

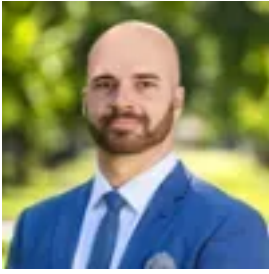
16 Quebec Street, Port Adelaide, SA, 5015

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Troy Law



Scott Moon

## Rise to 3 epic urban levels in the pulsating Port precinct

Best offers by 1:00pm Tuesday 13th August

There's sleek design and there's urban impact have both in a towering tri-level town home that plays its fast-paced role superbly, a pivot to the café and dining strip of St. Vincent Street.

Treated to a palette of trending monochrome, the eye-catching 2-bedroom design contrasts its industrial heartland with a sophisticated canvas for couples, professionals, or the rookie buyer who seeks style without the upkeep.

And rise it does, in Quebec Street.

From the automatic gated arrival to its rear set position, privileges include secure garaging, chic finishes, crisp downlighting, durable vinyl timber-look flooring, ducted reverse cycle air conditioning, and wet area conveniences to each level.

Work-life balance beckons beyond the garage and functional European laundry where a study parks the laptop ahead of a paved courtyard distraction, leaving upstairs to command seamless open plan living.

Led by the chic kitchen's modern lines, stone benchtops, and quality stainless appliances, its galley-style efficiency means you're in visual sync with a living zone that evolves into a tiled outdoor terrace for extra valuable entertaining square metres; and it's ditto above on the bedroom level.

The master peels back its own glazed private terrace doors, a walk-in robe at the ready, an about-turn from the 2-way sparkling bathroom it shares with the robed 2nd bedroom.

For those who love to taste-test their territory, try the locally loved Banksia Tree Café, free range fare at Drummer Boy, and Pirate Life with a craft pint on the side there's historic Hart's Mill, Port Plaza retail, and for those on the fly, board the Outer Harbor train for the city or North Haven's marina.

Where better to base yourself but here in the pulsating Port

There's more to love:

- Auto-gated arrival to its off-street address
- Cutting-edge contemporary design
- 2.7m ceilings
- Secure garage, study zone & private courtyard
- Open plan living/meals with an entertainer's terrace
- Chic galley kitchen featuring stone benchtops
- Master bedroom on level 2 with WIR & private balcony
- Sliding BIR to double 2nd bedroom
- Luxe central bathroom with dual basins & sparkling finishes
- Ducted R/C A/C throughout
- Guest powder rooms to ground & 1st floors
- Sparkling full-size bathroom to 2nd floor
- 10-minute walk to the train station
- Close to Coles, Port Plaza, LeFevre Primary & Portside Christian College
- Easy care Community titled allotment
- Invest or immerse yourself in a high end Portside development

Specifications:

CT / 6186/909

Council / Port Adelaide Enfield

Zoning / UAC

Built / 2018

Council Rates / \$964.00pa

Emergency Services Levy / \$120.70pa

SA Water / \$146.65pq

Strata / \$539.00pq

Estimated rental assessment / \$530 - \$580 per week / Written rental assessment can be provided upon request

Nearby Schools / Le Fevre Peninsula P.S, Westport P.S, Alberton P.S, Le Fevre H.S

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