

**193 Bower Road, Ethelton, SA 5015**



**House For Sale**

Tuesday, 25 June 2024

193 Bower Road, Ethelton, SA 5015

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 171 m2**

**Type: House**



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## Auction On-Site USP

Transform your living experience with this inviting home, perfect for a fresh start and ideal for a growing family. Featuring three beautifully carpeted bedrooms, it offers comfort and privacy for everyone. The open plan living, kitchen and dining area creates a spacious layout, perfect for both daily living and entertaining guests. Imagine hosting gatherings effortlessly, with multiple areas designed for enjoyment. A courtyard on the side of the house provides a private retreat, while an outdoor verandah offers a charming space for al fresco dining or relaxing with a book. A gated deck with a shade sail adds versatility, whether for outdoor meals or simply soaking up the sun. Additionally, for ultimate relaxation, indulge in the luxury of an undercover outdoor jet spa, ideal for unwinding after a long day. This home is designed to cater to your every need, offering a blend of functionality and comfort. Experience low-maintenance living at its finest, where every detail has been considered to enhance your lifestyle and create lasting memories for your family. Key Features: - Ducted reverse-cycle air conditioning- Expansive open-plan kitchen, living & dining area- Modern kitchen equipped with a walk-in pantry, tiled splashback, generous storage space & stainless steel appliances including a double sink, dishwasher & 4-burner gas cooktop- Light-filled living space with seamless outdoor access via sliding doors- 3 carpeted bedrooms, 2 featuring built-in robes- Master bedroom includes a walk-in robe & ensuite with shower, toilet & vanity- Main bathroom offers a spacious shower, bathtub, vanity & separate toilet- Separate private study illuminated by natural light- Private courtyard accessible via sliding doors- Laundry with direct courtyard access- Spacious outdoor entertainment area with a verandah & grass patch- Gated decked area featuring a shade sail & an undercover jet spa- Secure single garage with an automatic roller door, plus an additional open parking space in the driveway- Solar panels Nestled in a serene suburb, this area shines with sprawling properties, lush trees, and plentiful recreation facilities, creating an inviting community atmosphere. Strategically located between Port Adelaide and Semaphore, it places you within a leisurely stroll from an array of fine dining and cosy cafes. The suburb is well-serviced by public transport, offering seamless connectivity to the city, while the Port River Expressway enhances commutes to the northern suburbs, ensuring convenience is at your doorstep. To place an offer on this property, please complete this Letter of Offer form

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