

# Lot 272 Holmes Street, Port Adelaide, SA 5015

## House For Sale

Thursday, 4 July 2024



Lot 272 Holmes Street, Port Adelaide, SA 5015

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 278 m2**

**Type: House**



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## Contact Agent

Location! Location! Location! Situated in the heart of Port Adelaide, you'll be immersed in the rich tapestry of history, culture, and community. Explore the nearby waterfront, indulge in local cafes, and relish the vibrant lifestyle that Port Adelaide has to offer. With an expansive floor plan and adorned with premium finishes, this residence is a testament to sophistication and style. This home to be constructed, is cleverly designed to ensure excellent liveability and the perfect place to call home. This home is offered to the market as House & Land packages to ensure stamp duty savings are maximized. Featuring three generously proportioned bedrooms, including one master suite with private walk-in wardrobes and ensuites. The additional bedrooms are conveniently appointed with built-in robes, offering ample storage space. Bathrooms are equally impressive, showcasing floor-to-ceiling tiling and high-quality fittings. The seamless flow continues as the open-plan living area effortlessly extends from your kitchen to the outdoors. Conveniently located close to Alan Iversen Reserve for an easy foray into outdoor adventures, as well as being close proximity to Port Adelaide Plaza and Train Station allowing fantastic opportunity for further exploration and covering all your shopping needs. Whether you're looking to move in and enjoy this luxe lifestyle, or seeking a low-maintenance investment in a prime location with an estimated rental return of \$700+ per week, this property is the perfect choice. Check me out: - Torrens Titled, standalone - Quality-built Turn Key H&L package - 15K first house grant & Stamp duty-free for eligible buyer - Cleverly designed homes with spacious layouts - Three spacious bedrooms, one with ensuite and walk-in robe - Mirrored built-in robes in to remaining bedrooms - Floor-to-ceiling tiling to bathrooms - 2700mm ceiling height - Ducted reverse cycle air conditioning with zone control - Secure garaging with automatic SUBURB Port Adelaide is approximately 14 kilometers northwest of the Adelaide CBD. It lies within the City of Port Adelaide Enfield and is the main port for the city of Adelaide. Port Adelaide played an important role in the formative decades of Adelaide and South Australia, with the port being early Adelaide's main supply and information link to the rest of the world. RLA: 272 867\* Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions - including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition, or any other particulars. Interested parties should always make their own inquiries and obtain their own legal advice.