

# 5/30-32 Swan Terrace, Ethelton, SA 5015

## Unit For Sale

Thursday, 11 July 2024

5/30-32 Swan Terrace, Ethelton, SA 5015

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 174 m2

Type: Unit



Ali Hussain  
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## Auction 27th July 2024 at 3:30pm (USP)

Ali Hussain and Nick Foale from Harcourts Sheppard are pleased to present to the market this Big, Bright & Beautiful Homette, cherished by its owners for 2 decades. A seaside catch worthy of this sought-after pocket nestled between the soft sands of the beach, vibrant Semaphore Road and bustling St Vincent Street for wonderful lifestyle appeal sits this stunning and spacious homette spilling with natural light. A shining example that compact can also mean incredibly comfortable, rarely does downsized living deliver such beautiful open-plan entertaining. From relaxed evenings curled up on the couch, wining and dining friends in the generous kitchen and dining zone, to limitless outdoor fun. Two double size bedrooms - master with built in robe and split system, large open plan lounge with gas heater and wall unit air conditioner - adjacent large kitchen/dining. The kitchen has been updated and offers ample cupboard space and stainless steel appliances. Sparkling bathroom with separate shower, tub and WC - 5/30-32 Swan Terrace is an absolute dream come true for singles, young couples, lifestyle-loving downsizers as well as those looking to start or expand a premium investment portfolio. Surrounded by popular cafes and takeaway eateries, take your pick for relaxing morning and evening walks through nearby leafy reserves or dip your toes at Semaphore Beach, while public transport, schools and a stone's throw to Port Adelaide Plaza for all your daily essentials promise a bright future for the long-term. What you will love about the home: \* Long secure storage space as well as carport with roller and garden shed Charming solid brick frontage \* Spacious outdoor entertaining sprawling across sandstone paving and under an all-weather pergola \* Beautiful open-plan living, dining and kitchen combining for one elegant entertaining hub \* Open kitchen zone with plenty of cabinetry and cupboards, in-wall oven and gas stove \* Large open plan lounge with gas heater and wall unit air conditioner \* Two double size bedrooms - master with built in robe \* Plantation shutters in the living and bedrooms \* Large rear courtyard ideal for entertaining \* Practical laundry Durable tile floors \* Off street parking for two cars \* Fan included in both rooms \* Ceiling fans \* Location LOCATION: A short stroll to nearby reserves and sporting ovals. Only 1km walk to the soft sands of Semaphore Beach for an incredible summer lifestyle, Wonderful cafe and delicious takeaway options all around Just 2-minutes to Semaphore Road and 4-minutes to St Vincent Street for all your shopping, restaurant and entertainment needs. An array of sporting facilities are not much further away and Semaphore Road will provide entertainment, boutique shopping and plenty of dining options. Only a short drive to Westfield West Lakes for even more shopping and entertainment. Property Details: Zone | GN - General Neighbourhood Council | Port Adelaide Enfield Built | 1990 Council Rates | \$ TBC pa Water | \$ TBC pq All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Harcourts Sheppard accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested or potential purchasers should make their own enquiries and obtain their own professional advice. RLA324145