

8 Shell St, St Kilda, SA, 5110



House For Sale

Monday, 28 October 2024

8 Shell St, St Kilda, SA, 5110

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Type: House

A little slice of paradise

Whether you are starting up, slowing down or starting over this residence is sure to attract your interest for its unique balance of lifestyle and affordability.

With easy access to the expressway St.Kilda has never been better connected to the rest of Adelaide and yet feels a million miles away. It truly is Adelaide's own seaside village.

Nestled merely a short stroll to the iconic St. Kilda playground and historic St.Kilda Hotel this home is merely moments away from mangrove walks and the international bird sanctuary.

With nature all around and the boat assuring fishermen many a successful visit to the local waters, this sleepy hamlet offers an alluring lifestyle.

Escape the busy world merely minutes away and enjoy the tranquillity of this endearing location.

This residence is low on maintenance and easy to care for.

Offering generous bedrooms and a large lounge room this home delivers more utility than perhaps the measurement indicate.

Neat, sweet and complete, this home is ready to move into and enjoy from day one with fresh flooring and updated decor which will look great for many years to come.

The sunroom is a lovely enclosed rear veranda area that boasts a northerly disposition and may make the ideal lighting for those seeking a studio or perhaps simply the best spot in the home to read a book.

There is an abundance of parking and additional storage under cover afforded by the expansive carport that extends almost the whole eastern elevation.

With opportunities to improve and add further value, this residence is nonetheless ready to serve you well on day one and for many years to come.

An intriguing offering that is a little left field simply because of how seldom homes in this hamlet become available.

Tightly held for a reason, it is easy to see why people don't like to leave their slice for paradise once they move in.

****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase.

****PRICING****

For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by

way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime.

CT: 5550/778

Land Size: 330m²

Year Built: 1986

Zone: Rural Shack Settlement

Council: City of Salisbury

RLA 232366