

6/13 Ship Street, Port Adelaide, SA, 5015



Townhouse For Sale

Wednesday, 13 November 2024

6/13 Ship Street, Port Adelaide, SA, 5015

Bedrooms: 2

Bathrooms: 1

Type: Townhouse



Anthony Fahey
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CHARMING TERRACE IN THE HEART OF HISTORIC PORT ADELAIDE

Originally built in the 1920s this charming two bedroom townhouse offers the ideal entry point into this popular location. Whether as a first home, downsizer or an exciting investment opportunity the choice is yours. Featuring living spaces on the ground floor, with two bedrooms on the second floor and a large private rear courtyard with patio entertaining area.

Set within minutes' walk to all local amenities the port has to offer including, Port Adelaide plaza shopping centre, numerous historic pubs, the wharf and the South Australian Maritime museum. Don't miss your chance to secure this gem in an area that continues to appreciate.

Rental appraisal - \$440p.w (the townhouse next door is currently rented out at this amount).

Features of the property include:

- ☑ Undercover porch entry behind the fence.
- Front lounge / dining room.
- ☑ Central kitchen includes a freestanding cooktop.
- ☑ Laundry / utility room with an inbuilt cupboard.
- ☑ Bathroom on the ground level.
- ☑ Paved undercover patio entertaining area, includes a shade blind.
- ☑ The courtyard has rear access and includes a garden shed and inbuilt fold down clothes line.
- ☑ Upstairs the main bedroom is double sized and includes a built in robe and ceiling fan.
- ☑ Bedroom 2 includes a built in robe and an inbuilt single bed. (An original feature of the home).
- ☑ Plenty of on street parking available (parking permit can be arranged through the Port Adelaide / Enfield council).
- ☑ Solid timber flooring.
- ☑ Character features.

All this and more in one of Adelaide's most historic neighbourhoods. Positioned within easy access to Semaphore Beach & back into the Adelaide CBD via port road. With excellent public transport options both the bus and train within walking distance.

Contact Agents for further information:

Council rates - \$1083.10p.a

Emergency Services levy - \$80.40p.a

SA Water connection fees- \$165.55p.q

Strata Admin fee- \$546p.q

RLA 183 205