



## Ethelton, 36 Russell Street

A Character Bungalow with Expansive Outdoor Entertaining

Auction Location: On Site

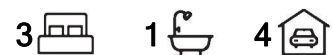
Brimming with original charm and generous proportions, this elevated bungalow presents an exciting opportunity in the heart of Ethelton. Perfectly positioned just minutes from Semaphore's foreshore, this home offers a blend of timeless character, multiple living spaces, and an expansive backyard made for entertaining.

Classic period details including high ceilings, decorative cornices, and timber flooring throughout give the home its enduring appeal, while the functional layout caters to families, entertainers, or those seeking flexible living arrangements.

The large eat-in kitchen provides ample cupboard storage and bench space, complete with stainless-steel appliances, double sink, laminate benchtops, gas cooktop, oven, double



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pull-out dishwasher drawers, and split system air conditioning. A welcoming lounge at the front of the home offers a cosy living space, also fitted with split system air conditioning.

Three double-sized bedrooms provide excellent accommodation, with bedrooms one and two both offering built-in wardrobes and ceiling fans - bedroom 1 also featuring split system air conditioning.

The combined bathroom and laundry is stylishly finished with floor-to-ceiling tiles, a freestanding bath, double rain shower heads, quality fittings, and a built-in linen cupboard for convenient storage.

Additional features include roller shutters to front windows and a tucked-away workspace with bench, perfect for home projects. This home truly shines outdoors, with multiple entertaining areas including a tiled front veranda, roller shutter blinds, a rear covered pergola and deck, and a private courtyard ideal for relaxed gatherings.

There's also a detached rumpus room with split system air conditioning - ideal as a teenage retreat or hobby space. A long drive-through driveway leads to the backyard, complemented by a covered carport at the front, an automatic roller door, and a sliding front gate.

#### Key Features:

- Character bungalow with elevated street presence
- High ceilings, timber flooring, and decorative features throughout
- Separate lounge room at the front of the home with split system air conditioner
- Modern kitchen with gas cooktop, oven, double sink, laminate benchtops, and double pull-out dishwasher drawers
- Three spacious bedrooms with ceiling fans
- Bedrooms one and two with built-in wardrobes; bedroom one with split system air conditioning
- Combined bathroom and laundry with freestanding bath, double rain shower heads, floor-to-ceiling tiles, and built-in linen cupboard
- Roller shutters to front, side and back windows
- Detached rumpus/teenage retreat with split system air conditioning
- Tucked-away workspace with bench
- Outdoor entertaining deck with covered pergola, plus grassed yard
- Long drive-through driveway to rear yard
- Covered carport at the front and automatic roller door
- Sliding front gate and fully fenced allotment for privacy and security
- Low-maintenance front garden

Close to Semaphore Beach, parks, schools, and local shopping precincts

Situated in a quiet street just minutes from Semaphore Beach, this home offers easy access to coastal cafes, shopping, and Port Adelaide's vibrant precinct. Public transport links provide a direct commute to the CBD, while local parks, schools, and sporting facilities are all within close proximity.

Offering timeless charm, multiple entertaining options, and a highly sought-after location, this property is a rare find with exciting potential.



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For more information, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

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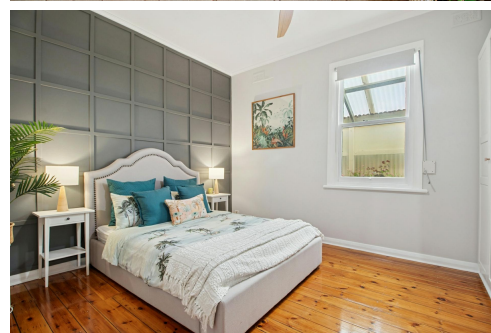
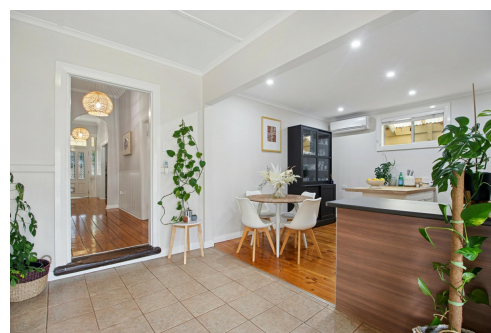
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## More About this Property

<b>Property ID</b>	4ZPPFE8
<b>Property Type</b>	House
<b>Land Area</b>	464 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Liveability

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