



Exeter, 1/29 Wellington Street

Perfect Exeter Starter or Investment Close to the Coast

Discover the perfect blend of practicality, convenience, and style in this solid brick unit located in a peaceful, street-fronted cul-de-sac in Exeter. Ideal for first home buyers, downsizers, or savvy investors, this unit is part of a well-maintained group offering a low-maintenance lifestyle in a quiet and friendly neighbourhood.

Step inside to find two good-sized bedrooms, both featuring built-in robes and ceiling fans, complemented by a bright and airy living space warmed by polished timber floors and a modern ceiling fan for year-round enjoyment.

The updated kitchen and meals area provide functional space for everyday living, flowing effortlessly to the private courtyard - a great spot for relaxing or entertaining with friends and family in a secure and easy-care garden setting.

Key Features:



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Contact Agent

View
ljhooker.com.au/4ZCXFE8

Contact
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- Solid brick construction with timeless appeal and durability
- Two bedrooms with built-in robes and ceiling fans for added convenience
- Combined bathroom and laundry with practical tiled finishes
- Light-filled lounge with polished timber floors and ceiling fan
- Neat kitchen/meals area overlooking the private outdoor courtyard
- Secure single garage with roller door access
- Private, low-maintenance courtyard garden ideal for outdoor living
- Split system air conditioning for efficient heating and cooling

Situated in a highly sought-after part of Exeter, this unit enjoys easy access to public transport, making your daily commute a breeze. Just minutes from Port Adelaide's bustling dining and shopping precincts, and a short drive to the beautiful Semaphore beachfront, you're perfectly positioned to enjoy the best of both vibrant city life and coastal relaxation.

This property presents an excellent opportunity to secure a neat, low-maintenance home in a convenient and well-connected location. Don't miss your chance to make it yours!

For more information or to arrange a viewing, please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 0434 277 315.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

More About this Property

Property ID	4ZCXFE8
Property Type	Unit
Including	Air Conditioning Courtyard Floorboards Built-in-Robes Secure Parking

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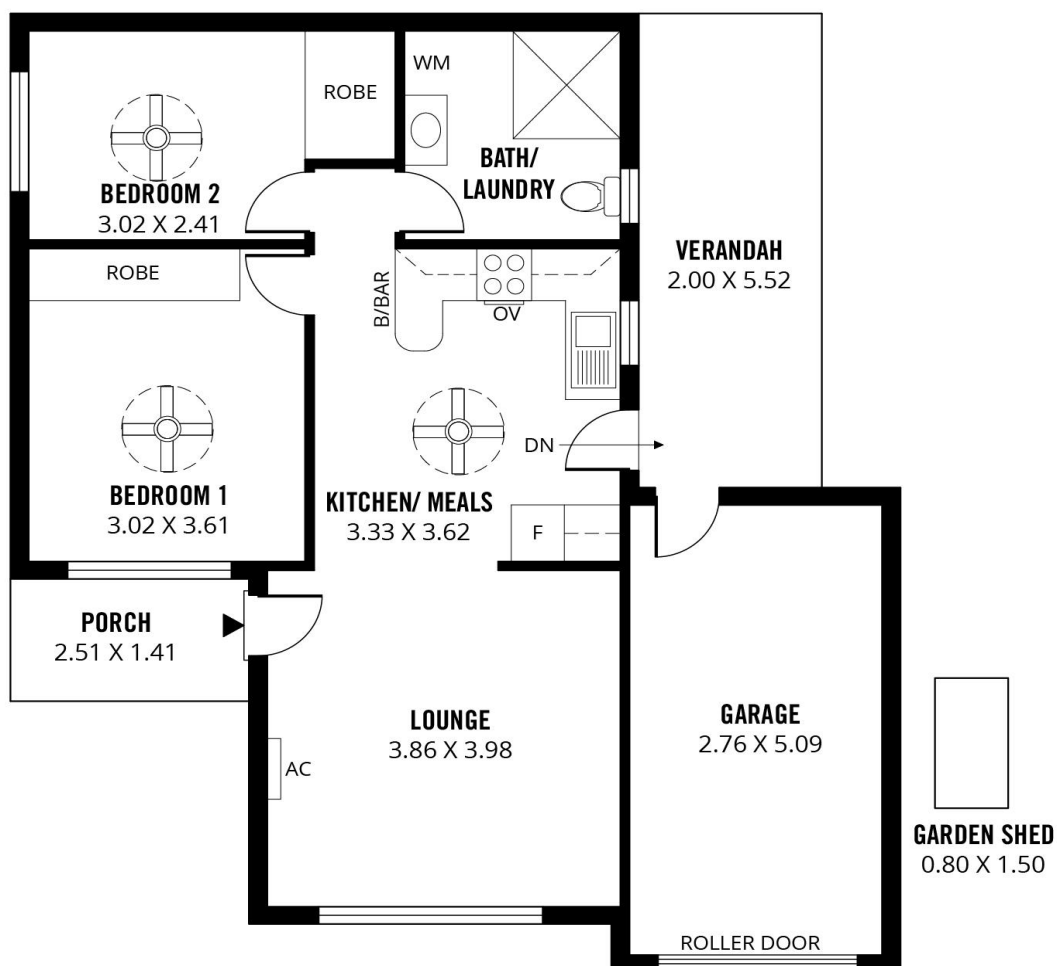
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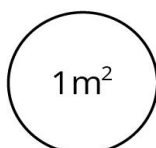
94m²

TOTAL



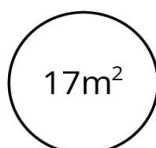
61m²

Living



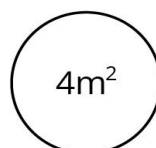
1m²

Garden/
Shed



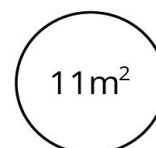
17m²

Garage



4m²

Porch



11m²

Verandah



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**



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