



## Port Adelaide, 4 Karatta Dock

### Waterfront Contemporary Home with Captivating Views

Auction Location: On Site

A rare waterfront opportunity, nestled amongst the most convenient and liveable areas in Port Adelaide. Experience the epitome of waterfront living in this exquisite property! Immerse yourself in breathtaking, uninterrupted water views from your balcony terrace, which can be enclosed for year-round enjoyment. Embrace the tranquil flow of the river as you reside beside Karatta Dock, and enjoy the very best of low maintenance lifestyle.

Get ready to set the tone for summer with this two-storey contemporary home offering spacious open-plan living and dining area that seamlessly flow into a

3 2 2

#### For Sale

Auction | Sat 4th Nov at 11am On Site (USP)

#### View

[ljhooker.com.au/4W0DFE8](https://ljhooker.com.au/4W0DFE8)

#### Contact

**Rosemary Auricchio**

0418 656 386

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**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.

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brand-new kitchen. This low-maintenance sanctuary offers you the perfect opportunity to embrace the vibrant Port Adelaide lifestyle and discover the ultimate blend of luxury and convenience in this remarkable home.

Features Include:

- \* Spacious open plan lounge and dining area with solid timber flooring
- \* Brand new modern kitchen with stainless steel SMEG appliances, 5-burner gas cooktop, stone top benches, soft close drawers and dishwasher
- \* Glass sliding doors that seamlessly flow to integrate the indoor and outdoor living capturing the picturesque views
- \* Weatherproof entertaining terrace with water views, blinds, ceiling fan and downlights
- \* Main bedroom with walk-in wardrobe, ceiling fan and direct access to the 2-way ensuite with floor-to-ceiling tiling
- \* Bedrooms 2 and 3 both with direct access to the courtyard with views
- \* Renovated main bathroom with floor-to-ceiling tiling
- \* Renovated laundry
- \* Low maintenance courtyard with blinds and direct access to the dock
- \* Secure double garage with internal access
- \* Ducted reverse cycle air-conditioning and additional split systems
- \* Ample storage cupboards throughout
- \* Solar panels
- \* Security system

Absolutely perfect for the owner occupier, lock up and leave weekender or investment. Take a leisurely stroll around and engage in history whilst being a hop and skip away from a myriad of conveniences unique to the Port Adelaide locale. Enjoy the proximity to Port Adelaide Plaza, the marina, cafes, bars, the lighthouse, museums and public transport. With summer right around the corner, it's time for you to consider the highly sought after Port Adelaide lifestyle.

Get in touch with Rosemary Auricchio on 0418 656 386 to find out more about the property.

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 purchasers 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



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# More About this Property

Property ID	4W0DFE8
Property Type	House
Including	Balcony Solar Panels

## Rosemary Auricchio

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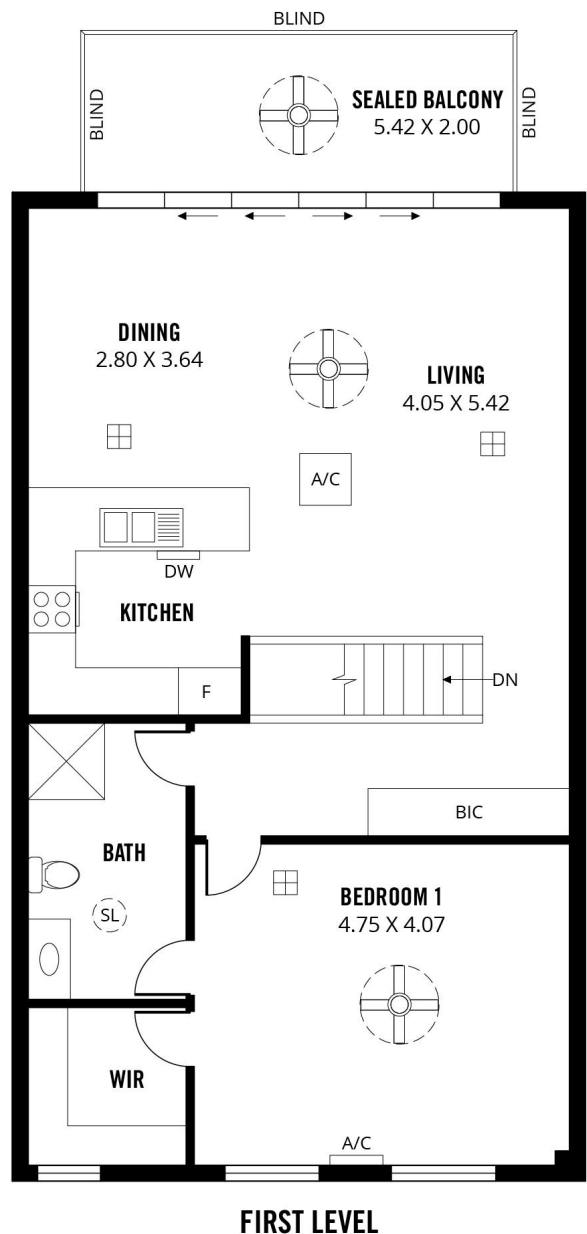
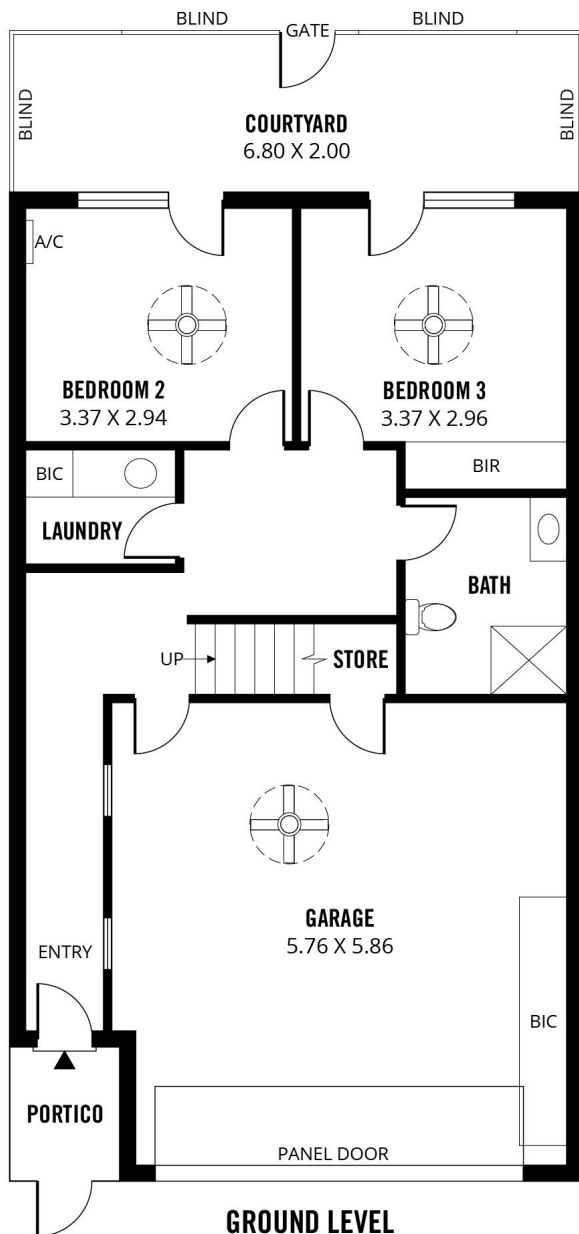
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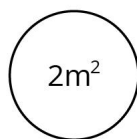
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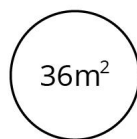
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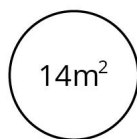
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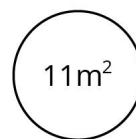
Portico



Garage



Courtyard



Sealed  
Balcony



Scale in metres. This drawing is for illustration purposes only. All measurements are



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