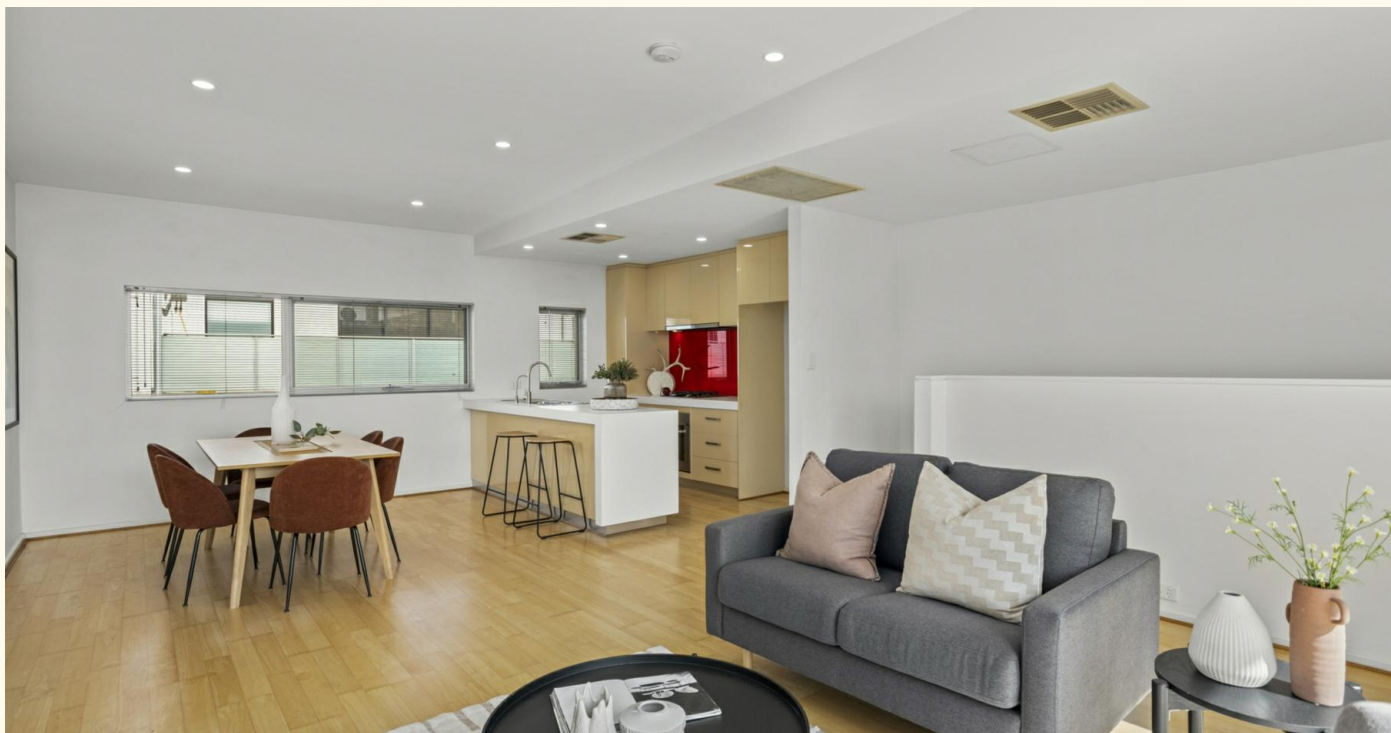




16 Godfrey Street, Port Adelaide

Designed for Spacious Living Across Three Levels

This is not your average townhouse. Exceptionally well-maintained and smartly designed, this residence makes thoughtful use of every square metre. Presented over three distinct levels, the modern layout separates living and accommodation, providing privacy, functionality and a genuine sense of space. Whether you are a professional couple, a downsizer seeking space without compromise, or an investor looking for a low-maintenance property, this home must be inspected to be fully appreciated.

Property Features:

Ground Floor:

Enter through the private porch into a versatile ground floor featuring a secure double garage with an automatic panel door, internal storage, a separate laundry and a flexible third bedroom, guest room or dedicated study. Floor-to-ceiling windows fill this room with natural light, while access to an enclosed, low-maintenance courtyard creates an inviting spot to enjoy your morning coffee.

First Floor:

The first floor offers a peaceful retreat, thoughtfully designed for

3 2 2

FOR SALE

\$749,000 - \$769,000 Offers Closing
2/11 6pm

VIEW

Tue 20th Oct @ 5:45PM - 6:15PM

AGENTS

Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au

AGENCY

LJ Hooker West Lakes | Henley Beach
(08) 8347 3666

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.



privacy and comfort. The main bedroom features a built-in wardrobe, a private ensuite and floor-to-ceiling sliding doors opening onto its own balcony. The generously sized second bedroom also includes a built-in wardrobe and is serviced by the main bathroom with a full-sized bath. A linen cupboard provides additional storage.

Second Floor:

The second floor forms the heart of the home, with an open-plan kitchen, living and dining area. The well-appointed kitchen features a gas cooktop, oven, dishwasher and ample storage. Spacious living and dining areas provide plenty of room to entertain family and friends, extending onto a generous balcony ideal for sunset drinks and outdoor entertaining. A separate powder room adds convenience.

Highlights:

- Three-level design providing privacy and separation between living and accommodation
- Generous balcony for outdoor entertaining
- Three bedrooms, two bathrooms and an additional powder room
- Main bedroom with a private ensuite and balcony
- Secure double garage with an automatic panel door
- Separate storeroom
- Enclosed ground-floor courtyard
- Separate laundry
- Reverse-cycle air conditioning
- 6.4Kw Solar panel system

Positioned in the heart of Port Adelaide's Urban Activity Centre, between Commercial Road and Lipson Street, the property offers an unbeatable lifestyle location that blends heritage character with modern convenience.

Stroll to everything that makes the Port so sought-after:

- 3 minute walk to Port Adelaide Train Station and bus stops
- Moments to Port Adelaide's celebrated cafe and dining precinct - Lipson Cafe, Drummer Boy Cafe, Mayfair Bakery, Second Shot Espresso Bar and the vibrant St Vincent Street strip
- Waterfront living - Port River, Fishermen's Wharf Market, Port Adelaide Lighthouse, and Semaphore Road & Largs Bay beaches just minutes away
- Everyday convenience - Port Adelaide Plaza (Coles, Aldi, Big W & 60+ specialty stores), Port Mall, Chemist Warehouse, medical centre
- Excellent schooling - Zoned for Alberton Primary, Le Fevre Peninsula Primary, Westport Primary, Our Lady of the Visitation, Portside Christian College, Mount Carmel College and Le Fevre High School
- Culture & lifestyle - Hart's Mill markets, Adelaide Dolphin Sanctuary, National Railway Museum, all within walking distance

Homes with this level of thoughtful layout, separation, and genuine storage are rare. Whether you are a professional couple, downsizer seeking no-compromise space, or an investor seeking a low-maintenance, high-appeal residence - this is a property that must be inspected to be fully appreciated.

For further information please contact Nick Carpinelli on 0403 347 849.

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

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID	510MFE8
Property Type	Townhouse
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced

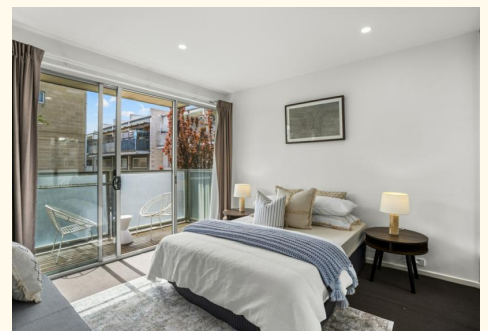
Nick Carpinelli 0403 347 849

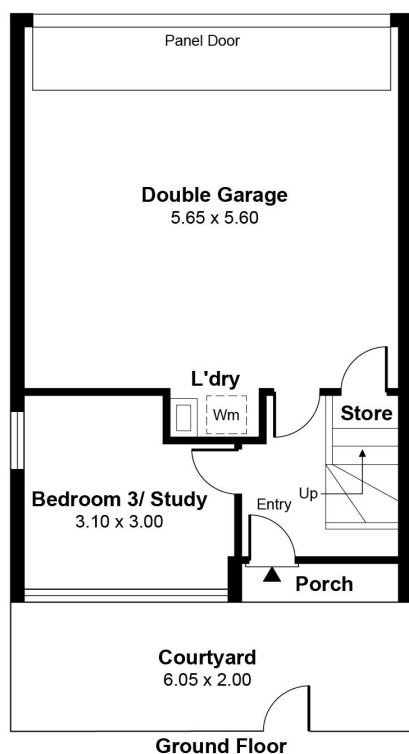
Sales Representative | nickc@ljhookerwestlakes.com.au

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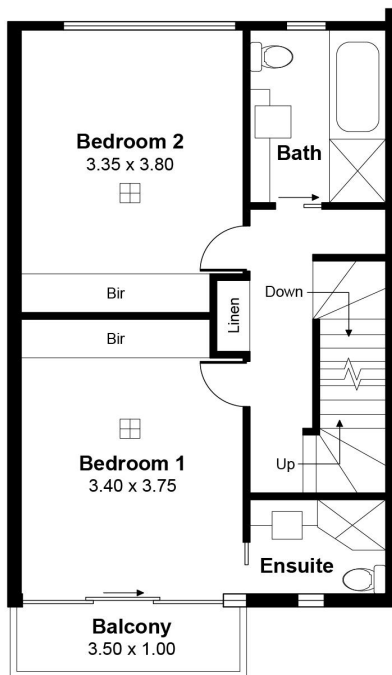
139 Tapleys Hill Road, SEATON SA 5023

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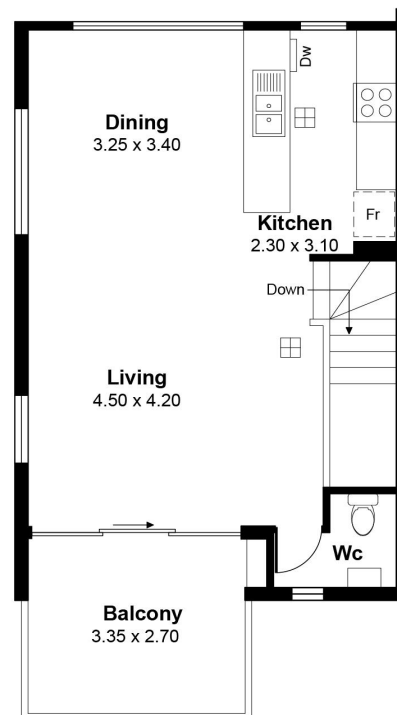




Ground Floor



First Floor



Second Floor

Approx	
Living	= 138m ²
Porch	= 1m ²
Balcony	= 14m ²
Courtyard	= 12m ²
Total	= 165m ²

This drawing is intended for illustrative purposes only. While every effort has been made to ensure accuracy, all measurements are approximate and should be independently verified before being relied upon.