

# Port Adelaide, 4/13 Ship Street

## Circa 1920 Townhouse —Cheaper Than Renting

2 1 0

If you're a 1st home buyer on a limited budget, then this charming, solid townhouse in the heart of historic Port Adelaide may be just what you're looking for. Or alternatively, it would be a great, low maintenance investment.

The 2 storey home has a good-sized lounge, a kitchen with a brand-new gas cook top and 2 bedrooms. The bathroom, w/c and laundry are downstairs.

There is a charming staircase which leads to the 2 upstairs bedrooms. The main bedroom is a good-sized room with built in robes.

The home has been recently painted, ceiling fans installed, and the polished timber floors have been recently enhanced.

There is a nice private backyard and a garden shed and rear access to the yard. There's a

**For Sale**  
\$400,000

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**View**  
[ljhooker.com.au/X73HDM](http://ljhooker.com.au/X73HDM)

**Contact**  
**John White**  
0419 848 305  
[johnw@ljmw.com.au](mailto:johnw@ljmw.com.au)



**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**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.

covered pergola, which would be ideal for outdoor dining or entertaining in the warm months.

Whilst there is no off-street parking, the resident can obtain a council parking permit.

Bursting with character and located within a row of heritage townhouses, this historic 1920s home offers a convenient lifestyle positioned close to vibrant Port Adelaide & Port Dock with a plethora of eateries, boutique shopping and easy access to public transport!

This would be a great 1st home for singles or couples on a limited budget or would make a nice investment.

#### Key Features

- Good size lounge room at the front of the home
- Kitchen with brand new gas cooktop
- Spacious laundry and bathroom adjacent
- Two bedrooms upstairs, both with ceiling fans
- Master bedroom with built-in wardrobes
- Private backyard with shaded entertaining area
- Recently painted throughout, new ceiling fans and enhanced floorboards

#### Specifications

Title: Strata Title

Year built: c1920

Council: Port Adelaide Enfield

Council rates: \$1,085.80pa (approx)

ESL: \$86.20pa (approx)

SA Water & Sewer supply: \$165.55pq (approx)

Strata Fees: \$618.04pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

Property ID	X73HDM
Property Type	Townhouse
Including	Built-in-Robes Close to Shops Close to Transport Window Treatments

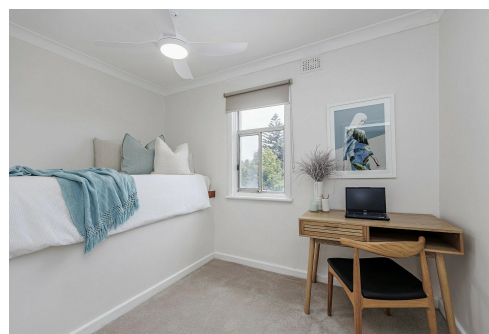
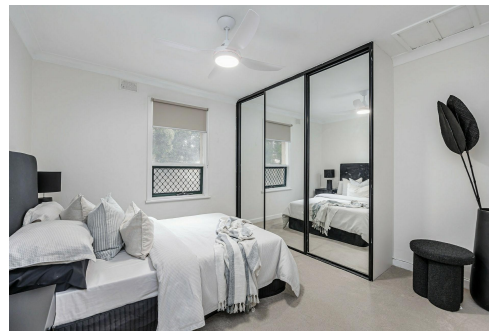
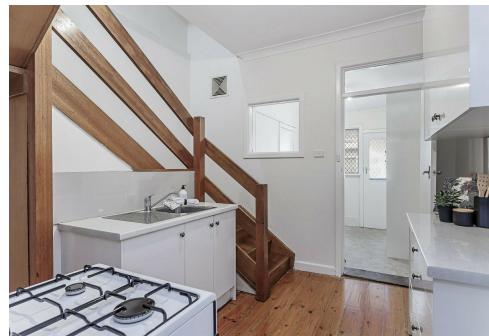
**John White 0419 848 305**

Sales Executive | [johnw@ljmw.com.au](mailto:johnw@ljmw.com.au)

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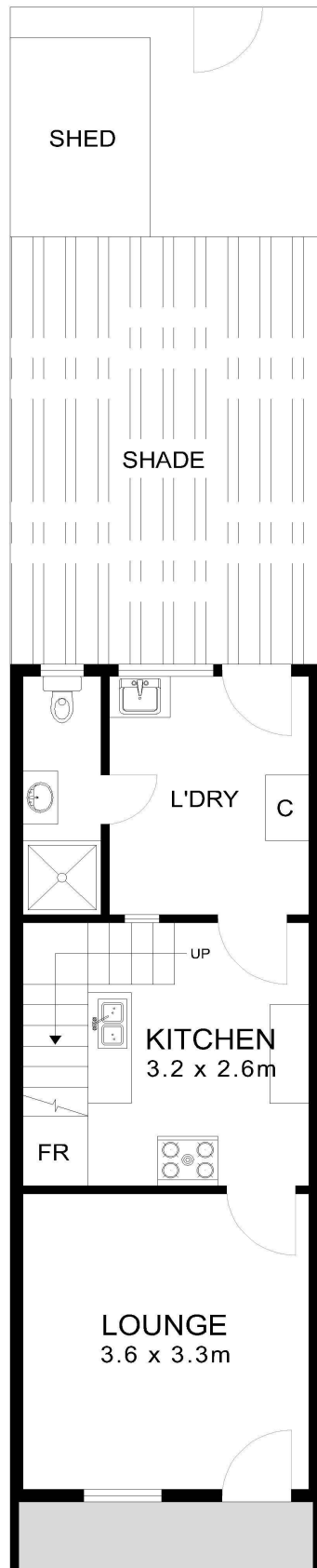
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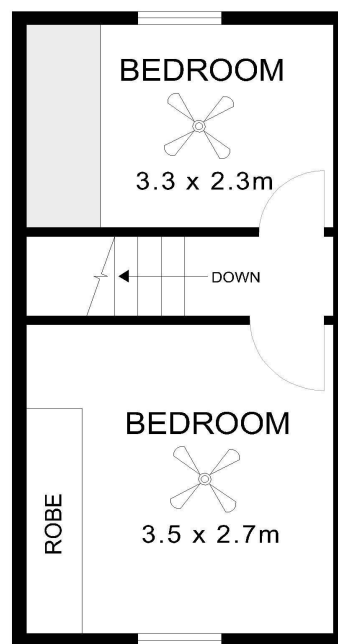
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GROUND FLOOR

Approx Gross
Ground Floor = 33m <sup>2</sup>
First Floor = 23m <sup>2</sup>
Porch = 3m <sup>2</sup>
Total = 59m <sup>2</sup>



FIRST FLOOR

## 4/13 Ship Street Port Adelaide

For Illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography