







81A Lipson Street, Port Adelaide

Elevated Three Storey Living in the Heart of Port Adelaide

Offering a practical multi level layout in a well connected waterfront location, this three storey residence at 81A Lipson Street, Port Adelaide features two bedrooms, two bathrooms, a double garage and an elevated open plan living area. With balconies on both sides of the top floor, the property offers eastern and western outlooks, presenting an opportunity for owner occupiers and investors alike.

The ground floor features a dedicated study nook upon entry, providing a practical space for working from home or everyday use. This level also offers internal access to the double garage, complete with integrated laundry facilities. The second floor is dedicated to accommodation, comprising two carpeted bedrooms, both featuring built in wardrobes. Additional built in storage is also provided on this level, alongside the main bathroom, which services both bedrooms.

The top floor is dedicated to the main living area, featuring an open plan kitchen, dining and living space with floorboards extending throughout. The layout brings each area together to create a welcoming setting for everyday living and entertaining, while balconies on both the eastern and western sides provide elevated outlooks in either direction. A separate toilet adds further convenience to this

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FOR SALE
Best Offer by Wed. 25th Nov. at 5:00pm (USP)

VIEW
Sat 7th Nov @ 3:15PM - 3:45PM

AGENTS

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AGENCY

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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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level, while ducted reverse cycle air conditioning throughout the property ensures year round comfort across all three storeys.

Highlights:
- Two bedrooms, both with built in wardrobes
- Two bathrooms, plus a separate toilet on the top floor
- Dedicated study nook upon entry
- Open plan kitchen, dining and living area on the top floor
- Floorboards throughout the top floor living area
- Built in storage on the second floor
- Ducted reverse cycle air conditioning throughout
- Double garage with integrated laundry facilities
- Two balconies offering eastern and western outlooks
- Separate living and accommodation zones across multiple levels
- Suitable for owner occupiers and investors alike

Location:
Situated in the heart of Port Adelaide, this convenient location offers easy access to public transport, shopping, dining and local attractions. Port Adelaide Train Station and nearby bus stops are just a three-minute walk away, providing easy connections to the Adelaide CBD.

Enjoy nearby cafes, restaurants and shopping at Port Adelaide Plaza, home to Coles, Aldi and Big W. Explore the Port River waterfront, Hart's Mill and local attractions, with Semaphore Road and nearby beaches just a short drive away.

A range of local schools, including Alberton Primary, Westport Primary, Mount Carmel College and Le Fevre High School, further adds to the appeal of this well-connected location. Don't miss the opportunity to secure a great opportunity for seamless living or a secure investment.

This property is currently tenanted on a periodic lease and is tenanted for $610 per week

For more information contact:
Gerard Pacillo 0431 596 145
Alessio Vozzo 0410 837 446

To register your interest or to make an offer, click the link below:
https://go.propps.com/l/Fe1gkIKn5muE

Disclaimer:
Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise
RLA 215339

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MORE DETAILS

Property ID	K5TH67
Property Type	Townhouse
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Remote Garage









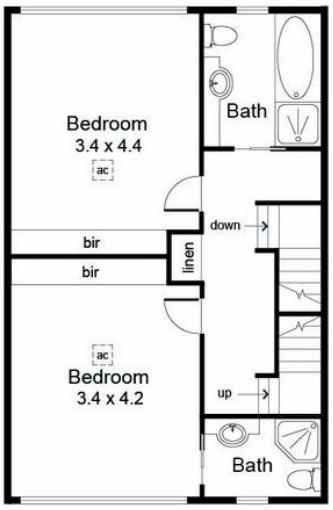


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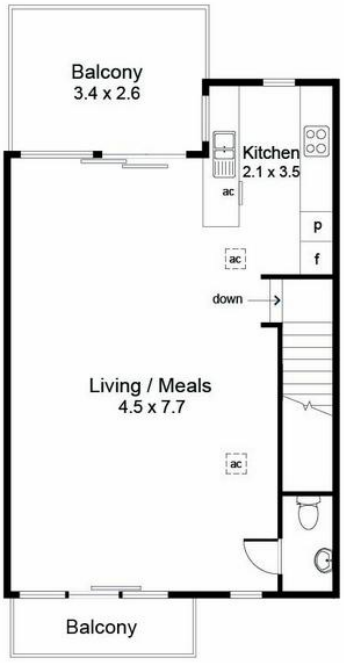
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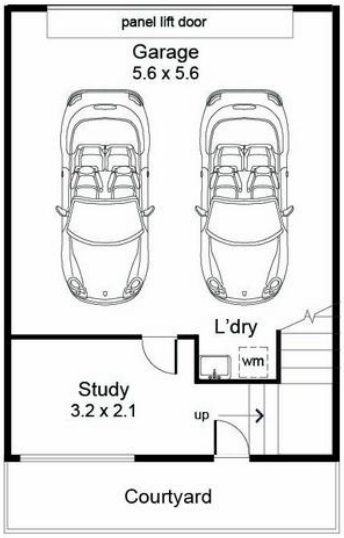
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First Floor



Second Floor



Ground Floor



Area (Estimate only)	
Living	106.0 m2
Garage	33.4 m2
Balcony	12.1 m2
Courtyard	5.6 m2
Total	**157.1 m2**

For illustrative purposes only.
All measurements are approximate

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