



45 Albany Lane Port Adelaide SA 5015

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\$770 per week

Date available: 9 July 2026

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## Waterfront Townhouse Living - Experience Life by the Water

Kite Property is pleased to present this stunning three-bedroom waterfront townhome, with its own courtyard overlooking the water. Located in the sought-after Dock One precinct, in the heart of vibrant Port Adelaide.

Enjoy views from inside, with glass French doors looking out to the Port River, and regular visits from the resident dolphins. A waterfront promenade right outside this home, allows you to soak in the water whether you are walking or cycling, connecting you to a community garden and park space.

Find yourself within easy walking distance to a multitude of shops, cafes, historic pubs, museums and restaurants - there is an abundance of local businesses and entertainment to be enjoyed right on your doorstep.

Features Include:

â€¢ Stunning designer kitchen with feature lighting

â€¢ Open plan kitchen and living space, with views through double french doors to the water

â€¢ Large master bedroom with stylish ensuite and waterfront views

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â€¢ Generous sized 2nd and 3rd bedroom with built in robes

â€¢ Private waterfront courtyard entertaining area

â€¢ Family sized bathroom with shower and bath

â€¢ Separate laundry and downstairs toilet

â€¢ Secure undercover parking for 2 cars with remote roller door

Tenancy Information:

Unfurnished

12 month lease

SA Water supply and usage charges apply

Register your interest now to be notified when an open inspection is scheduled.

All information provided has been obtained from sources deemed reliable. However, neither the agent nor the property owner guarantees its accuracy. We accept no responsibility for any errors or omissions. Interested parties should conduct their own due diligence and seek independent advice.

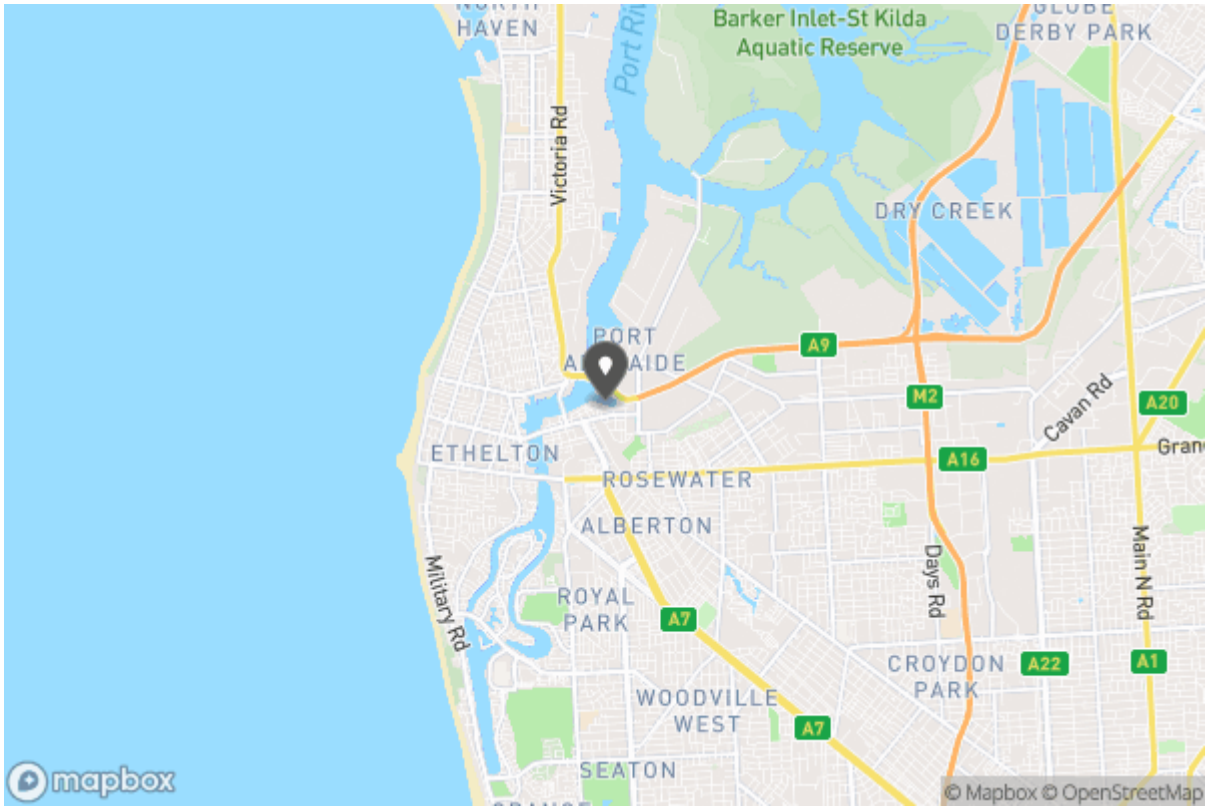
# Gallery







# Location Map



# Floor Plans



**Ground Floor**



**First Floor**

**Kite**  
PROPERTY



## Kite Rental 1

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## Why Book with Kite Property

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=kite&uniqueID=IRE4161696>