

**14 Eton Road, Semaphore South, SA 5019**



**Sold House**

Tuesday, 15 August 2023

14 Eton Road, Semaphore South, SA 5019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

**\$820,000**

John White of LJ Hooker Mile End/Woodville is proud to present this circa 1930 bungalow on large block of some 812sqm\* In a fabulous location, this character home is set behind a charming picket fence, it's in a beautiful tree lined street surrounded by other quality homes, and just a quick walk to the large Reserve at the end of the street. It is within an easy walk or drive to the beach and the Glanville Par 3 golf course is also close by. Whilst the home has been well cared for and updated over the years, there is scope to continue to enhance, and because of the extra deep block, there is the possibility of extending the home later if you wish. There is a big garage/work shed, with concrete floor and power and ample room for storage. There is a long-enclosed carport with a roller door, providing secure parking for 2 cars. There is a fabulous big, paved pergola at the rear of the home which is perfect for outdoor living and entertaining. From here you can enjoy looking out over the big backyard, which provides ample room for children to play and a vegie patch if you wish. New high fencing has recently been installed, making the yard extremely private. Character features abound, polished timber floors, lovely doors and architraves, high ceilings, picture rails and a charming entrance hall at the entrance to the home. The kitchen has been modernized and overlooks the dining area. The spacious lounge room is adjacent. The 2 front bedrooms are both large, and the smaller bedroom at the rear would be an ideal office/study from which to work from home if you wish. Ducted reverse cycle air conditioning provide year-round comfort for you and your family. Semaphore South is a highly sought-after suburb, being close to the cafes' shops and restaurants of the eclectic Semaphore Road. From this location, you can enjoy the white sands of Semaphore South beach and enjoy strolls along the foreshore. It's also handy to the West Lakes Shopping Centre and close to the hotels, restaurants, shops and facilities of Port Adelaide. The home is currently tenanted until February 2024, and would be a great investment property, or a charming long term family home for you and your family. Definite Sale. Year built: 1930 approx Land size: 812sqm (approx) Council: City of Port Adelaide Council rates: \$1,599pa (approx) ESL: TBCSA Water & Sewer supply: TBC\* 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