

# 158 Bower Road, Semaphore Park, SA 5019

## House For Sale

Friday, 17 November 2023

158 Bower Road, Semaphore Park, SA 5019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 713 m<sup>2</sup>**

**Type: House**



Liz Miles

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## **Auction Sat 2nd Dec 12:30pm Onsite USP**

Unlock the potential of this c1915 cottage in Semaphore Park offering a canvas for your creative vision. Nestled in a desirable neighbourhood, what an exciting opportunity to craft the perfect living space. The three bedrooms offer ample space for a growing family or those who desire extra space for an office or guest quarters. The single bathroom provides convenience for the family and a solid foundation for future renovation plans. Embrace the outdoors with a generously sized rear yard that provides ample space for relaxation, entertaining, and outdoor activities. Whether you envision lush gardens, a play area for children, or a cozy patio retreat, this expansive yard offers endless possibilities. The property comes complete with versatile shedding, ideal for storage, a workshop, or even a creative studio space. The shed enhances the functionality of the home, providing additional storage solutions and a place for DIY enthusiasts to pursue their projects. Energy efficiency is covered here with 1.9kW of solar power attracting an enviable 50c per every kW exported is a huge bonus. Semaphore Park is a highly sought-after location with the beach just moments away, Ethelton Railway Station direct to the City in 25mins, local schooling includes Westport Primary and Portside Christian College. Shopping amenities all close by including Port Adelaide Plaza and Westfield West Lakes. Enjoy a morning coffee across at the local Red Mill Bakery or take a stroll along Semaphore Road to enjoy a plethora of culinary choices. \*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. \*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. \*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043