

1d Third Avenue, Semaphore Park, SA 5019



House For Sale

Sunday, 5 November 2023

1d Third Avenue, Semaphore Park, SA 5019

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 282 m2

Type: House



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Auction On-Site Saturday 25th November 1:00PM

Are you ready for a brand-new chapter of feeling rejuvenated and rested each time you walk through your front door? For those seeking their own freshly built coastal retreat in a sublime location, look no further. Embrace the idea of living where others vacation - make it a daily reality, here at 1D Third Avenue, Semaphore Park. Boasting a 2022 build, this endlessly elegant home was completed with precision and luxurious flair by award-winning SV Built. The high-quality finish and stunning aesthetics are in perfect keeping with the sublime beachside location - the golden sands of Semaphore Park beach are just over 100 metres away. Upon entry, an exquisite solid timber staircase is a beautiful focal point and also offers concealed storage. This ground floor embraces a voluminous flexible open-plan living area, plus generous galley-style laundry. Quality tiled floors are underfoot, and high-end joinery is all throughout. The luxe kitchen features a generous stone island bench, which is further complemented by splashbacks, stainless and Miele appliances and a well-appointed butler's wing. This open-plan zone seamlessly connects to the inviting alfresco entertaining area, complete with an outdoor kitchen. Whether you fancy cooking your own catch or opting for a BBQ, you're in the right place - it boasts matching tiles, benchtop and splashback, built-in BBQ, marine grade sink, rangehood and ceiling fan. Cocooned in lush landscaping, this is the perfect all-weather entertaining zone. Upon reaching the second floor, you'll note the airy second living zone could be an ideal teen's retreat or quiet sitting area. The showstopping main bathroom reveals floor-to-ceiling tiles, paired stone benchtops, heated flooring, and high-quality fixtures. The master retreat impresses with its spaciousness. It embraces walk-around robes and a state-of-the-art ensuite. In here, you'll find an oversized shower, double bowl vanity and heated floors. Bedrooms two through four are generous in size and offer ceiling fans and built-in robes. Or perhaps, you'll opt for a home office conversion for one and enjoy serene lofty views as you work.

Key features:

- Double garage with wall-to-wall built-ins and auto panel lift door
- Internal and rear access from garage
- Solid grade high doors and windows, with fly screens
- Remote control skylight in the main bathroom
- LED downlights
- Dimming lights in all main areas and master built-in
- Kitchen equipped with hi-flow water system, wine fridge, and Franke waste disposal
- Ducted vacuum system
- Heated floors
- Ducted reverse heating and cooling with 5-zone control
- Large gas combustion fireplace
- Ceiling fans in all rooms
- Soaring 2.7m high ceilings throughout
- Plantation shutters, roller blinds, sheer curtains, and window tint
- Automated garden floodlights and irrigation system to front and backyard
- NBN fibre with LAN distribution throughout the home
- Intercom system with camera and control panel on both levels
- Alarm system

Location:

- Just moments to Semaphore Park Beach
- Stroll to buses on Military Road and First Avenue
- Walk to Point Malcolm and Jubilee Reserves
- Short drive to golf courses and major Westfield Shopping Centre
- Minutes to Semaphore Road precinct

This terrific location offers the perfect fusion of convenience and leisure. Enjoy an easy stroll or ride to local parks and sporting grounds, including Point Malcolm Reserve. For your furry friends, a local dog park is just minutes away, on Military Road. Childcare, schooling, major shops and recreation options can all be reached within just minutes. Revel in sunset dining at the local Surf Life Saving Club or opt for nearby café and dining precincts at Semaphore or West Lakes. It's all so close. Don't delay - with no need to lift a finger, this fresh home is the perfect turnkey option for those ready to invest or reside here.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Charles Sturt Zone | GN - General Neighbourhood \\ Land | 282sqm (Approx.) House | 301sqm (Approx.) Built | 2021 Council Rates | \$2,079.75 pa Water | \$235.38 pq ESL | \$475 pa