

# 2/97 Esplanade, Semaphore, SA 5019

## Unit For Sale

Wednesday, 17 January 2024

2/97 Esplanade, Semaphore, SA 5019

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Penny Riggs  
0439669965



Isabela Klemich  
0405412427

## Contact Agent

As you step inside, you'll be greeted by a light filled open plan living and dining area adorned with parquetry timber flooring, creating a warm and inviting atmosphere. The original kitchen, while functional, presents an opportunity for personalisation and enhancement to suit your preferences. Notably, the kitchen provides a unique feature-a window offering sea views, transforming the daily task of washing dishes into a delightful experience. The generous bathroom/laundry combination adds practicality to the unit, ensuring your daily routines are seamlessly integrated into this coastal haven. The main bedroom boasts new carpet, a ceiling fan for added comfort, and built-in robes for ample storage. The second bedroom mirrors these features. Enjoy year-round comfort with the inclusion of a reverse cycle split system air conditioner, allowing you to create the perfect climate regardless of the season. Additionally, a single car space to the rear of the building ensures hassle-free parking. This property presents an ideal opportunity to create a weekender, investment property or enjoy a beach lifestyle. Brilliant location where you can walk to Semaphore Road for all your shopping needs as well as all the varied café's and restaurants. Property Information: CT: 5031/711 Council: City of Port Adelaide Enfield Council Rates: \$1,037.85 pa ESL Rates: \$203.80 pa SA Water Rates: \$153.70 pq Strata Fees: - Best Strata \$615.00 pq Year Built: 1970 Schools Zoned: Le Fevre Peninsula Primary School (unzoned) Le Fevre High School (zoned)