

**20 Ozone Avenue, Semaphore Park, SA 5019**



**Sold House**

Friday, 11 August 2023

20 Ozone Avenue, Semaphore Park, SA 5019

**Bedrooms: 3**

**Bathrooms: 1**

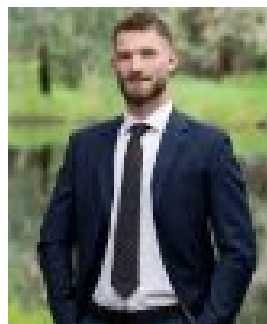
**Parkings: 2**

**Area: 595 m2**

**Type: House**



Ralph Pacillo  
0883521155



Jordan Prole  
0434828333

## Contact agent

Auction Location: On Site (USP) open from 12:00pm Perfect family coastal home for those looking to live by the sea. Circa 1964 and designed to take advantage of the wonderful northerly aspect. Situated on a valuable corner block of some 595sqm and designed to take advantage of the northerly aspect. This property unlocks a world of opportunities, for beach enthusiasts just a short walk to the sun-kissed shores of Semaphore Beach, ensuring you can experience the sand between your toes and the calming rhythm of the waves whenever you wish. This delightful home features three sun-filled bedrooms, open plan kitchen, meals & family area with wonderful natural light beaming through the expansive windows. Embrace the spacious bathrooms and the dual off-street parking. This home is designed to provide comfort and functionality, catering to the needs of every household member. Key Features - ? Dishwasher - ? Air conditioner & Ceiling fan for all year-round comfort - ? Timber kitchen with island bench - ? Tool shed - ? Secure lock up garage - ? Outdoor entertaining Renovators and creative minds will relish the opportunity to update and modernize the interiors, allowing you to tailor the space to your unique taste and preferences, investors looking to make a savvy investment, or have an ambitious development plan (STCC), this property is the answer to your dreams. Conveniently located in a friendly and thriving neighbourhood, moments from essential amenities, local cafes, boutique and specialty shops along cosmopolitan Semaphore Road, Westfield West Lakes, Portside Christian College, Westport Primary School, Fort Glanville, Glanville Hall Par 3 Golf Course and Point Malcolm Reserve, ensuring you have everything you need at your doorstep. Don't let this opportunity slip through your fingers! Embrace the life you've always envisioned. Auction Sunday 13th August at 12:30pm (USP) For more information, contact: Ralph Pacillo 0433 117 801 Jordan Prole 0434 828 333 The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Pricing at Auction - Our clients have chosen not to disclose a price guide. However, to help you we are providing the latest sales data upon request. This information will be accessible at our open inspections. It is important to note that throughout the campaign we are unable to provide any price or guidance. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 215339