

24 Amarina Court, Semaphore Park, SA 5019

Smallacombe

Unit For Sale

Thursday, 23 November 2023

24 Amarina Court, Semaphore Park, SA 5019

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Robyn Coles

0419836129

\$645,000

~ Best Offers Closing Monday 4th December @ 5:00pm (unless sold prior) ~Adjacent to the pristine white sands of an exclusive beach with million-dollar ocean views and magnificent sunsets known as West Lakes Shore, just 15 minutes (approx.) to the CBD, set within its own stunning oasis of private courtyards is this superb Tuscan style 2 storey terrace. Immaculately presented, renovated and upgraded to the highest standard, the home is a perfect blend of original Grecian architectural charm and relaxed effortless living with minimal maintenance. Step inside to be impressed by the open plan living/dining with extra large patio doors opening to 2 generous paved courtyards with a myriad of plants. The front is perfectly placed for quiet relaxation whilst the larger rear courtyard is sundrenched and provides for divine alfresco entertaining on those balmy summer evenings ~ perhaps following a swim, beach jog or paddleboard. Light and bright, this lovely beachside abode has been meticulously upgraded throughout and features: * Brand new custom-built kitchen with excellent storage and layout, built in microwave with grill and gas oven * Gleaming porcelain tiles throughout the downstairs * New split system reverse cycle air conditioner for summer cool, with additional gas heating for winter warmth * Generous North facing master bedroom with balcony, study nook, BIR & ceiling fan * Second bedroom with BIR * Modern bathroom with separate bath & shower boasting sea views * Separate European laundry * 2 assigned car spaces ~ one under cover Perfectly positioned for lakeside rowing, windsurfing & dining on the Lake. Walk to Westfield West Lakes for excellent shopping & the movies. Then there is the superb and pristine sands of West Lakes Shore Beach (still a best kept secret) for swimming, paddleboarding and numerous waterfront dining choices at Semaphore, Largs, Grange and Henley just a short walk, cycle or drive away. This fresh & chic premium coastal lifestyle is a once in a lifetime dream opportunity. Council: City of Charles Sturt CT: Volume 5047 Folio 880 Council Rates: \$1,204.00 per annum SA Water: \$153.70 per quarter ESL: \$120.30 per annum Strata Rates: \$848.07 per quarter Year Built: 1971 Zoning: Waterfront Neighbourhood