

25 Amarina Court, Semaphore Park, SA 5019

Smallacombe

Sold House

Wednesday, 28 February 2024

25 Amarina Court, Semaphore Park, SA 5019

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Robyn Coles
0419836129

\$690,500

*** FINAL OPEN WEDNESDAY 6/3 @ 5pm ~ OFFERS CLOSE FRIDAY 8th MARCH @ 5pm ***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 and upgraded, 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 and northern courtyards are sundrenched and provide for divine alfresco entertaining on those balmy summer evenings ~ perhaps following a swim, beach jog or sail or paddleboard. Light and bright, this lovely beachside abode has been repainted & upgraded and features: * Separate modern timber kitchen with European laundry & sink* Floating timber floors to living areas and new carpet to all 3 bedrooms* Split system reverse cycle air conditioner for summer cool plus ceiling fans; additional gas heating for winter warmth* Good size master bedroom with balcony ~ City & hills face views ~ BIR, split system reverse cycle air conditioner & ceiling fan* Second bedroom with 2 BIR & fan* Valuable 3rd bedroom or perfect home office* Modern bathroom with separate bath & shower* Separate European laundry ~ washing machine & dryer included* 2 assigned car spaces ~ one under cover Perfectly positioned for lakeside rowing, windsurfing, sailing & 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 881 Council Rates: \$1,204.00 per annum SA Water: \$153.70 per quarter ESL: \$88.85 per annum Strata Rates: \$880.18 per quarter Year Built: 1971 Zoning: Waterfront Neighbourhood