

**25 Boord Street, Semaphore South, SA 5019**

**House For Sale**

Thursday, 21 March 2024

25 Boord Street, Semaphore South, SA 5019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 345 m2**

**Type: House**



Kate Smith

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Gypsy Black

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## **Auction Saturday 13th April @ 1:45pm USP**

This enchanting home is situated in an elevated corner position, providing glimpses coastal living. The bright and welcoming open living areas seamlessly flow out to private decked outdoor spaces, perfect for entertaining or simply soaking up the sunshine. A highlight for us - the kitchen, featuring stylish stone waterfall edge terrazzo-look benchtops, high-end Fisher and Paykel gas cooktop and oven, BOSCH dishwasher, ample storage in both under-bench and overhead cabinetry, and a convenient walk-in pantry. With three bedrooms, including a master with a built-in robe, a deluxe contemporary bathroom, and secure off-street parking for 2 cars behind an electric gate, this home is designed for comfort and convenience. See more of what we love:- Custom-built cabinetry - Hardwood floors in the living areas and new carpets in the bedrooms, ensuring a blend of style and comfort- Ducted reverse cycle air conditioning for year-round comfort- Ceiling fans in the bedrooms for added ventilation and cooling options- Thoughtfully placed downlights throughout the home, enhancing the overall ambiance This beautifully updated coastal residence has been meticulously designed to offer a seamless indoor/outdoor living experience, perfect for those who value a low-maintenance lifestyle without compromising on style or comfort. With its beachside location and modern amenities, this home is a true sanctuary by the sea, offering a retreat from the hustle and bustle of everyday life. Don't miss out on the opportunity to make this coastal beauty your own. Embrace the Semaphore South lifestyle and enjoy all that this tightly held suburb has to offer. From morning walks on the beach to sunset barbecues on your private deck, every day will feel like a vacation in your own seaside oasis.\*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.\*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043