

307 Military Road, Semaphore, SA 5019

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 6 March 2024

307 Military Road, Semaphore, SA 5019

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1980 m2

Type: House



Callan Eames
0431471470



Jorden Tresidder
0478727400

Best Offers By 26/3 (USP)

Best Offers By Tuesday 26th March at 1pm (Unless Sold Prior). With a beautiful history that spans over multiple generations, this c1890 Queen Anne villa and its very rare 1,980sqm slice of seaside Semaphore is ready to change hands for the first time in 24 years - and it is our extreme pleasure to present. Intersecting Derby Street and Military Road, the commanding corner parcel looks down to the sea, resting just 350m away to bring a coastal-inspired calm to its glorious turn-of-the-century architecture. Depicting a first impression of grace and elegance, the authentic façade has remained untouched to spark nostalgia alongside a bullnose verandah, tessellated tiling, intricate lacework, and an oversized door framed in stained glass. Each connecting to an imposing hallway upon polished timber floorboards, ornate 3.3m ceilings and cornicing lead from one grand room to another, beginning with a formal lounge with fireplace, chandelier and adjoining pentagonal-shaped turret enhanced by cathedral-style windows. Completely flexible allowing you to adapt to your particular family dynamic, the original footprint is currently configured with a generous four-bedroom wing - headlined by a master suite worthy of the household heads thanks to its elegant offering of chic wallpaper, concealed walk-in robe, sheer curtains and plush carpets underfoot. You'll instantly be able to imagine yourself curled up in front of the gas fireplace of the second living room, offering a winter sanctuary for cosy movie nights. From here, a floor-to-ceiling tiled bathroom services it all, stylishly remodelled just three years ago to include semi-freestanding bath, couple's basin, Villeroy & Boch accessories, stone benchtop, feature tiling, concealed rain-head shower and toilet. Attached to the home, self-contained consulting rooms (originally a doctor's surgery) are accessible internally or via separate street entrance, offering the versatility to run any business from the comfort of your own home or rent out as an Airbnb. Remodelled c2006, the gourmet kitchen completes a modern cooks dream - kitted out with Smeg 900mm freestanding cooker, Bosch dishwasher, a wealth of shaker cabinetry, granite benchtops and a timber-topped island bench that will draw the whole family together for a moment of connection before heading their separate ways for the day. When the current custodians extended the floorplan c2012, they cleverly placed the open plan living quarters to the rear of the home, capitalising on the whisper-quiet position and creating a seamless free flow of abounding character and contemporary convenience. Framed in western red cedar, Stegbar bi fold doors effortlessly fuse both indoors and out, extending the entertaining space upon a wraparound alfresco and Jarrah deck. Positioned to overlook expansive gardens with a tranquil vibe but very easy-care disposition, the enduring trees and waterwise plants bring a serene sanctuary to your own backyard, encompassed by 2.1m high fencing. An underground cellar grants a dedicated and temperature-controlled space to store your prized wine collection, while each family vehicle and piece of hobby equipment have their own safe storage place within the triple car garage and huge rear workshop fitted out to become the perfect games room, home gym or studio. Solar heating allows you to take a dip in the saltwater swimming pool when the ocean is just a bit too nippy, especially breathtaking during golden hour when the sun sets into an orange glow beyond the established palms that fringe the boundary. From poolside to seaside, your families' summers are guaranteed to be infinitely more fun, interchanging sessions from the saltwater pool to the salty sands of Semaphore beach - on repeat, forever. Even more to love:- Solar heated, saltwater swimming pool - retiled c2005- Flexible footprint of over 663.63sqm (approx.)- Three car garage with room for a boat or caravan- Further off-street parking behind secure automatic gates- Huge rear workshop/games room/home gym or hobby studio- Additional 100sqm office space with separate access to Military Road- Multiple indoor & outdoor living zones- Built-in robes/shelving to three bedrooms- Two floor-to-ceiling tiled bathrooms- Stone benchtops to updated wet areas & kitchen- Alarm system- Ducted & split system R/C air conditioning- Gas fireplace to living room- Fully automated bore-fed irrigation system- Footsteps to Semaphore Road markets, pubs, cafés & restaurants Land Size: 1980sqm Frontage: 32.31m Year Built: 1890 Title: Torrens Council: City of Port Adelaide Enfield Council Rates: \$4667.05 PASA Water: \$153.70 PQES Levy: \$401.50 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.