

32A Bray Avenue, Semaphore Park, SA 5019

House For Sale

Tuesday, 28 May 2024



32A Bray Avenue, Semaphore Park, SA 5019

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 513 m2

Type: House



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Auction On-Site Saturday 22nd June 5:15PM

If being a mere tiptoe from the soft sands of Semaphore Beach for fresh-air morning wanders, salty quick dips, and sunset strolls has always been a daydream, then let 32A Bray Avenue - a beautiful modern contemporary haven quietly set back from the street - be every bit a reality if you move fast enough. Claiming such sought-after seaside positioning doesn't come around often, let alone presented oh-so-sweetly. Neat as a button and tidy to a tee, enjoy all the creature comforts you could ask for whether you're a young couple looking to plant your feet, growing families seeking lifestyle bliss, or even downsizers keen to keep extra space for grandkid sleepovers - this adaptable, low-maintenance charmer ticks all the boxes and some. Flowing across a bright and airy footprint, the open-plan living, dining and kitchen combine for one superb social hub to host friends, whip-up daily deliciousness, or simply relax and unwind in light-filled comfort. Ready to scan or serve, the spacious foodie's zone headlines this lovely hub, while also keeping the resident chef in eyeshot of kids in the lounge or friends basking outside under the stunning all-weather alfresco. Framed in lush greenery, low upkeep garden beds and striking aggregate concrete floors - this outdoor entertaining haven provides picture-perfect options to your everyday living potential. With a familiar and adaptable 3-bedroom footprint that includes a generous master featuring private ensuite and huge walk-in wardrobe, sparkling main bathroom, and cosy ducted AC, drawing you away from this lovable, lowset beauty won't be hard given the long-list of location appeal right at your fingertips. From popular local cafés and super tasty takeaway eateries all a welcome walk from your front door, a choice of public and private schools at arm's reach, along with vibrant culture and shopping strips at Semaphore Road, St Vincent Street or a quick 7-minute trip in the car to the bustling Westfield West Lakes... this unrivalled combination of coastal and cosmopolitan magic is an opportunity you don't want to let slip!

FEATURES WE LOVE

- Beautiful open-plan entertaining with effortless alfresco inviting seamless indoor-outdoor living potential
- Spacious modern contemporary kitchen flush with abundant cabinetry and cupboards, great bench top and serving space, and gleaming stainless appliances
- Generous master bedroom spilling with natural light, huge WIR and sparkling ensuite
- 2 additional bedrooms, one very spacious with BIRs, and the other ample-sized
- Light and bright main bathroom featuring separate shower and bath, as well as separate WC and powder for added convenience
- Practical laundry with storage, handy side verandah, ambient LED downlights, and zone ducted AC throughout for year-round comfort
- Double garage with auto panel lift door and built-in storage
- Lovely stone paving driveway and entry, on-trend aggregate concrete alfresco, and manicured leafy greenery and hedging front and back

LOCATION

- 1km leisure stroll to Semaphore South Beach esplanade for incredible beachside lifestyle
- A short walk to Westport Primary, as well as Le Fevre High for traffic-free morning commutes with the kids
- Close to a raft of locals' favourites cafés, bakeries and tasty takeaway eateries
- A stone's throw to Semaphore Road, St Vincent Street in historic Port Adelaide, and moments to Westfield West Lakes for unbeatable shopping, boutique shops, brand name outlets and all your weekend entertainment options

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Charles Sturt Zone | GN - General Neighbourhood \\ Land | 513sqm (Approx.) House | 199sqm (Approx.) Built | 2003 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa