

**36 Cave Street, Semaphore, SA 5019**

**House For Sale**

Friday, 1 December 2023

36 Cave Street, Semaphore, SA 5019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 308 m2**

**Type: House**



Kate Smith  
0419183371



Gypsy Black  
0437437811

## **Auction Sat 16 Dec 10:30am Onsite USP**

Situated in the upscale coastal area, a brief walk to Semaphore Road and the picturesque sandy beach awaits! Revel in leisurely strolls along the foreshore, captivating sunsets, and the welcoming small-town atmosphere of Semaphore, complete with cafes, restaurants, and specialty shops just moments away. This residence features three bedrooms (master and second bedroom with built-in robes), an open-plan kitchen and dining area, a spacious family room, gleaming polished timber floorboards, and a modernized bathroom with an expansive bath and separate shower. The kitchen has been recently updated, boasting gas cooking, ample cupboard space, and a generously sized sink. The three bedrooms provide plenty of space for a growing family or can be utilized as a home office or guest room. The bathroom is tastefully designed and includes a bathtub for those relaxing evenings. Located in Semaphore, this property offers a fantastic lifestyle opportunity. Enjoy the vibrant atmosphere of the nearby Semaphore Road, with its array of cafes, restaurants, and boutique shops. Take a leisurely stroll along the stunning Semaphore Beach or explore the nearby Semaphore Park. Don't miss out on the chance to make this property your own. The price guide for this auction is set for Saturday, 16th December at 10:30 am Onsite USP. Act now and secure your future in this sought-after location.\*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