

40 Pelican Place, Semaphore Park, SA 5019



Sold House

Thursday, 21 December 2023

40 Pelican Place, Semaphore Park, SA 5019

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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\$547,500

Located in the heart of trendy Semaphore Park and positioned just metres to the Lake. With the Bartley Shopping centre, Bartley Tavern and Dotterel Reserve all within easy walking distance. The property itself is immaculately presented, and set over two levels offering three bedrooms and a large main living area. Whether as a first home, down-sizer, holiday home or investment opportunity with the ability to return a strong rental yield, the choice is yours. Rental Appraisal \$550p.w

Features of the property include:-
- Separate lock up garage with additional storage / workshop area, plus an additional open car space behind the garage.
- Paved patio with shade cloth roof - ideal for entertaining.
- The open plan main living area has room for both a lounge and dining space and includes an inbuilt heater.
- Updated kitchen features an inbuilt breakfast table, pantry cupboard, stainless steel oven and gas cooktop.
- Separate downstairs powder room.
- Large laundry room.
- Upstairs the main bedroom is double sized and includes a built in robe.
- Bedroom two features a walk in closet.
- Bedroom three / study.
- Main bathroom is fully tiled includes a bath and shower combo.
- Upstairs a full wall 6 door linen / storage cupboards.
- Upgraded floating floors downstairs and carpet upstairs.
- Upgraded split system air con unit to the main living area with a 2nd split system unit in the main bedroom.
- Stylish selection of all window treatments.
- Both front and rear access to the property.
- Private lock up rear courtyard with easy care garden. All this and more in ever popular seaside suburb of Semaphore Park. With Westfield West Lakes shopping centre, Semaphore Beach and Historic Port Adelaide all just a short drive away, this location has it all. Contact Agents for further information.

RLA 183205