

**58A Bower Road, Semaphore Park, SA 5019**



**House For Sale**

Thursday, 13 June 2024

58A Bower Road, Semaphore Park, SA 5019

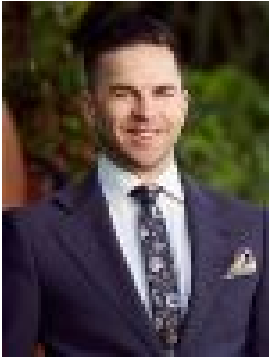
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 357 m2**

**Type: House**



Adrian Patterson  
0407881026



Matt Plumridge  
0452348007

## Auction On-Site Saturday 29th June 2:00PM

This lovely, low-maintenance courtyard home is as pretty as a picture and cute as a button. The bluestone-look facade and render create a real cottage feel. Featuring 3 bedrooms, 2 bathrooms, and a lock-up garage with an automatic roller door, this home is designed for easy living. At the front, the master bedroom boasts a gorgeous bay window, walk-in robe, and contemporary ensuite. Down the passageway, you'll find a large, central, comfortable living and dining space, a second bedroom, a separate laundry, and a second toilet. The home includes two split system reverse cycle air conditioners and two ceiling fans for year-round comfort. The rear of the home offers a contemporary kitchen with a high breakfast bar, dishwasher, timber-look cabinetry, skylight, and electric stove. Adjacent to the kitchen is another living space and the third bedroom, complete with a built-in robe. The family bathroom includes both a shower and a tub. The rear living space opens through sliding doors to a very large veranda and pergola area, semi-enclosed with lattice-perfect for entertaining. This outdoor space is bordered by lush green gardens, and there's a handy small garden shed for extra storage. In addition there are solar panels and solar hot water for energy efficiency. Located just 300 metres from the beach, you can enjoy the soft white sands, sparkling waters, and the Semaphore Surf Life Saving Club, as well as all your recreational needs at Point Malcolm Reserve. The property is also conveniently close to public transport, local schools, and the bustling cafes on Semaphore Road. Shopping centres at Port Adelaide and Westfield West Lakes are nearby, as well as West Lakes Lake for your water activities. This lovely property is perfect for first home buyers, downsizers, investors, or anyone looking to update and make it their own. Don't miss out on this opportunity!

**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.

**Grange RLA 314 251 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 | 357sqm (Approx.) House | 199sqm (Approx.) Built | 1994 Council Rates | \$1,366.70pa Water | \$TBC pqESL | \$329.30pa