

**79 Military Road, Semaphore South, SA 5019**



**House For Sale**

Friday, 12 April 2024

79 Military Road, Semaphore South, SA 5019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## Auction Saturday 4th May @ 11.00am (USP)

Experience coastal elegance at its finest in this Victorian timber framed cottage, circa 1910, located in the idyllic coastal suburb of Semaphore South. Mere blocks from the gentle waves of Semaphore Beach, this exquisite home stands as a testament to a bygone era, meticulously reinvented to showcase its vintage features while meeting modern expectations. The property is ensconced within a 480sqm allotment, complemented by an additional 111sqm easement/driveway that culminates into a private four-car garage at the rear. From the moment you approach the motorized front gate and secure fencing, complete with pedestrian gate and intercom system, the allure of timeless beauty and security is palpable. The grand portico, set upon patterned concrete, leads you to the home's original lead glass front door—an invitation to a world where heritage charm radiates. Polished timber flooring guides you through the property, reflecting the warm glow of natural light that bathes each space. Bedrooms one and two are sanctuaries of equal allure, offering built-in robes, ceiling fans, and a wealth of sunlight. The master bedroom is a retreat of luxury, featuring reverse split cycle air conditioning, built-in wardrobes, and an elegant, yet discreet ensuite complete with shower/bath duo, vanity, and toilet. The heart of the home—the dining room—shares an open connection with the living room, where provisions for a cosy fireplace meets the modern comforts of ceiling fans and soaring 3.4m ceilings, accentuated by skylights that elevate the space with an airy grandeur. The kitchen, a chic retro delight, is adorned with timber accents, built-in pantry, and an upright oven, including an additional two-gas cooktop. In the main bathroom, a soft pink palette harmonizes with an L-shaped vanity, shower, and toilet, crafting an ambiance of vintage sophistication. A carpeted office/study adjacent to the master bedroom provides a serene workspace with the added luxury of sliding door access to the backyard. Step into the alfresco back verandah area—a tidy, tranquil setting tailored for dusk dining amidst a manicured grass landscape. The rear garage, equipped with double roller doors, offers a versatile extension to your living space, accommodating storage for recreational vehicles or transforming into a lively rumpus room. Climate comfort is assured with ducted gas heating and ducted evaporative air conditioning, while 16 solar panels on the lucrative 49c tariff offer energy efficiency. This Semaphore South property invites you to savour a blend of historic elegance and modern convenience in one of Adelaide's most coveted beachside suburbs, where the call of the ocean is always within reach, and the promise of a relaxed, sophisticated lifestyle awaits. Additional features include: • Temperature-controlled water system • 4km to Westfield Westlakes • 1km to Semaphore Road with shopping and dining options • Close proximity to Glanville Par 3 Golf Course and EP Nazer Reserve with tennis courts and playground • Nearby schools include: Westport Primary School, Le Fevre High School, Ocean View P-12 College, Portside Christian College, Mount Carmel College, West Lakes Shores School R-7, Dominican School\*Measurements are approximate\*\*\*All information provided has been obtained from sources deemed to be reliable; however, we cannot guarantee the information is accurate and the vendor and the agent do not accept any responsibility or liability for any errors or omissions. Interested parties should conduct their own independent enquiries & advice regarding the property\*\*\*\*The Form 1 - Vendor's statement may be inspected at Ray White Semaphore 1 Military Road, Semaphore South for 3 consecutive business days prior to the auction, and at the auction, 30 minutes before it starts\*\*