

# 9 Kestrel Grove, Semaphore Park, SA 5019



## Sold House

Thursday, 5 October 2023

9 Kestrel Grove, Semaphore Park, SA 5019

Bedrooms: 3

Bathrooms: 2

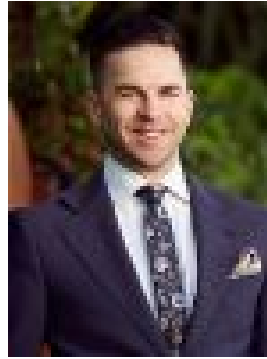
Parkings: 1

Area: 376 m2

Type: House



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**\$580,000**

Tucked away in this whisper-quiet pocket of Semaphore Park moments to scenic lakefront walking trails and a stone's throw to the soft sands of this exclusive stretch of beach sits an opportunity to seize a valuable block bursting with short and long-term potential. A much-loved and mostly original home well-maintained is ready for a new chapter to begin, and what that looks like depends on how clearly you can see the forest for the trees. As it stands, this 3-bedroom footprint with spacious lounge, open dining and kitchen, and large outdoor entertaining area will quickly become a high yield rental for those looking to invest in a blue-ribbon locale, and where a quick wash of modern updates will have it feeling as good as new. Then again, for those thrilled with the thought of swinging a paintbrush or two and renovating their own home, the footings here make a great canvas to expand or extend for young couples or growing families eager to get their foot in the thriving market, while complete redesign and rebuild possibilities are very much cards on the table too (STCC). Wonderfully positioned arm's reach to the bustling Westfield West Lakes, around the corner from historic Port Adelaide, along with local schools, parks, playgrounds and reserves all in tall order, as well as a raft of popular cafés for weekend jaunts - for those with their eye on Adelaide's sunny west, lifestyle opportunities like this to plant your feet and settle in for the future are few and far between. Don't miss it!

**FEATURES WE LOVE**

- Fantastic canvas and footprint to renovate and update, or redesign and rebuild on a sizeable allotment in this exclusive seaside locale (subject to council conditions)
- Generous formal lounge with split-system AC, and open and airy dining and updated kitchen zone featuring backyard views, abundant cabinetry and all electric appliances
- Large master bedroom with AC as well as 2 additional double bedrooms
- Additional shower and toilet in laundry area
- Sweeping outdoor entertaining area overlooking a sunny backyard with lush lawn and handy garden shed
- Secure carport with panel lift door, and high private front fencing
- Perfect for first-time buyers, young couples, as well as home renovators and those looking to start or add to their investment portfolio

**LOCATION**

- A short stroll to leafy reserves, sporting ovals and picturesque lakefront walking trails
- Moments to Westport Primary, as well as a raft of nearby cafés and eateries
- 5-minutes to the iconic Port Adelaide hub and just 7-minutes to Westfield West Lakes for all your department store and daily shopping needs
- Only 3km to the soft sands of Semaphore Beach for an incredible summer lifestyle

**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 | City of Charles Sturt Zone | Waterfront Neighbourhood Land | 376m (Approx.) House | 196sqm (Approx.) Built | 1974 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa