

**9 Tomkinson Road, Semaphore Park, SA 5019**



**House For Sale**

Tuesday, 11 June 2024

9 Tomkinson Road, Semaphore Park, SA 5019

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 629 m2**

**Type: House**



Simon Beshara  
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## AUCTION ON SITE, Saturday 22nd June at 12.30pm

Auction Saturday 22nd June at 12:30pm onsite (USP) Price Guide \$890,000 Simon Beshara and Penny Papazis of eXp Realty are proud to present to the market an opportunity to acquire this solid 4 bedroom family home nestled in a fabulous location sited on a large 629 sqm allotment (approx) of blue chip land and boasting a 19.5m frontage ideal for future subdivision potentials (STCC). Featuring a fantastic floorpan, large living, spacious kitchen/dining, ducted air conditioning and gas heating for all year round comfort and a refreshing outside undercover entertaining area overlooking lush green gardens, fruit trees and swimming pool. Secure lock up and off street parking, shed and solar system. Walking distance to the magnificent Semaphore Park beaches, lakes and walking trails. Access to all amenities, quality schools, transport, Semaphore Road eclectic precinct, Port Adelaide and West Lakes Shopping Centres. Features we love: \* Solid brick construction \* Torrens Titled Allotment of approximately 629 sqm \*\*\* Proximity to cafes, restaurants and beaches \* Spacious living and dining area \* Kitchen with ample storage \* Ducted evaporative air conditioning plus gas heating \* Built-in robes to bedrooms 1 & 2 \* Ceiling fans to lounge and main bedroom \* Extensive undercover entertainment verandah \* Established gardens and inground swimming pool \* Lock up garaging with auto panel lift door \* Walking distance to pristine beaches \*\* If a land size is quoted it is an approximation only. To be Auctioned on site: Saturday 22nd June @ 12.30pm. Contact Simon Beshara or Penny Papazis today to register your interest! Specifications: CT | 5251/416 Council | City of Charles Sturt Zoning | WN - Waterfront Neighbourhood Built | 1971 Land | 629 sqm (approx) \*\* Council Rates | \$TBA per annum SA Water | \$TBA per quarter ES Levy | \$TBA per annum RLA 300185 Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. "The vendor statement may be inspected 3 consecutive days preceding the auction by contacting the marketing agents and at the auction 30 minutes prior to Auction commencement."