

**92 Hall Street, Semaphore, SA 5019**



**House For Sale**

Thursday, 13 June 2024

92 Hall Street, Semaphore, SA 5019

**Bedrooms: 4**

**Bathrooms: 1**

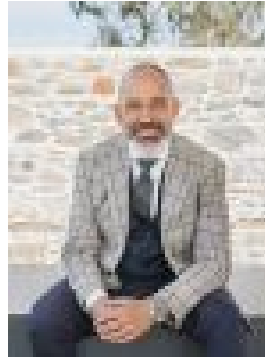
**Parkings: 3**

**Area: 665 m2**

**Type: House**



Sophia Pampena  
0402911368



Peter Kikianis  
0882424777

## Auction Thursday 27th June @ 5.00pm

In the serene, seaside embrace of Semaphore, a coastal jewel beckons. This single-storey bluestone villa, C.1910, stands majestically on approximately 665sqm of land, offering a rare fusion of historical elegance and modern coastal living. A mere 600 meters from the beach, this property invites you to step into a world where the charm of yesteryear marries the vibrant lifestyle of Adelaide's thriving West. Enclosed within gates and shielded by tall hedges, the property's private frontage is just a prelude to the treasures within. An additional carport via Penny Lane and a single-car garage offer a nod to convenience for parking, while the striking statement lead glass windows at the front door usher you into a realm where character abounds. Within, the echoes of the past are tangible in the original arched hallways, statement pendant lighting, and polished hardwood floors. A slate and brick feature wall in the kitchen stands testament to the villa's rich history, alongside original fireplaces that add a touch of warmth to its abundant charm. The residence unfurls to reveal four inviting bedrooms, each a sanctuary of comfort with built-in wardrobes and fireplaces - bar the second bedroom - ensuring each space remains vibrant and cosy. The master bedroom, equipped with a split system A/C, offers a cool reprieve during the balmy seaside summers. Central to the home's communal heart, the open-plan dining and living room basks in natural light streaming through large windows. A gas log heater nestles within the stunning original fireplace, complemented by modern conveniences such as a split system A/C and doors to encapsulate blissful warmth. The kitchen, having undergone a significant renovation, gleams with sparkling subway tile splashback, 40mm stone benchtops, and a 900mm stainless steel Glem oven and 5-burner stovetop. A discreet dishwasher, gorgeous ceramic double sink, and open design that spills into a family meals area signal the kitchen's heart beats in tandem with modern lifestyles. Soft close cupboards and provision for casual dining at the breakfast bar speak to the thoughtful integration of contemporary touches. Step outside to a veranda area where alfresco dining awaits, overlooking a vast grassed backyard. A singular palm tree adds to the tropical vibe, a veggie patch promises the joys of homegrown delights, and a built-in jungle gym awaits the laughter of children. This remarkable villa not only offers a slice of history in a quiet, yet burgeoning area but also encapsulates the very essence of beachside living. With easy access to the Adelaide CBD, historic Port Adelaide, and Westfield West Lakes all just a short drive away, this is a once-in-a-lifetime opportunity to claim a piece of enchanting real estate. Here, in this captivating Semaphore abode, life is not just lived; it's cherished, making every moment a celebration of coastal elegance and spacious luxury. Additional features include: • Private laundry • Weaving vines frame the rear verandah • Statement brick / slate feature wall in the kitchen • Venetian blinds or curtains on all windows • Scaling high ceilings • 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, Seaton High 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 \*\*