

**10 Emu Street, Semaphore, SA, 5019**



**House For Sale**

Monday, 23 September 2024

10 Emu Street, Semaphore, SA, 5019

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Nick Psarros

## Charming Coastal Treasure

Discover the perfect blend of comfort and convenience at 10 Emu Street. This inviting property is designed for easy living with its well-thought-out layout and modern updates. The home features two cosy bedrooms, both carpeted and fitted with built-in robes, with the master bedroom also benefiting from a ceiling fan. The updated bathroom is a contemporary haven, complete with stylish tiling, a shower, vanity, and a separate toilet for added convenience.

The heart of the home is the kitchen/dining area, featuring elegant floorboards, split-system air conditioner, and a ceiling fan to keep you comfortable year-round. The living room, also carpeted and equipped with a ceiling fan, provides a welcoming space for relaxation. Additionally, a versatile sunroom offers extra living space to suit your needs, whether as a home office, playroom, or additional lounge area, the choice is yours. The expansive backyard, complete with a storage shed, is ideal for outdoor activities and provides ample room for future enhancements.

### Key Features:

- Two carpeted bedrooms with built-in robes; master bedroom includes a ceiling fan
- Updated bathroom with modern tiling, shower, vanity, and separate toilet
- Kitchen/dining area with floorboards, split-system air-conditioning, and ceiling fan
- Comfortable living room with carpet and ceiling fan
- Versatile sunroom for additional living space
- Expansive backyard with storage shed

Live the good life in a beachside location within walking distance to Semaphore Beach and Semaphore Road precinct with a variety of cafes, shops and takeaway options. Plenty of schooling options nearby, such as Le Fevre High School, Portside Christian College and Dominican School. Minutes away from Glanville Rail station, Port Adelaide and historic areas, it really doesn't get any better than this!

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts 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 is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection\*\*\*

"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."