

**22 Young St, Exeter, SA, 5019**



**House For Sale**

Sunday, 13 October 2024

22 Young St, Exeter, SA, 5019

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Rick Schultz  
0871236123



Rocco Monteleone

## WELCOME TO YOUR DREAM SEMAPHORE LIFESTYLE!

**\*\*Inspection by appointment only - Please contact agent for a viewing!\*\***

Rick Schultz & Rocco Monteleone from Ray White Port Adelaide are excited to present to the market this seaside cottage in the prime location of Exeter!

Newly extended and renovated this stylish cottage is perfect for those wanting to escape the suburbs and secure their own little slice of Semaphore Beach living. Situated on the doorstep of Semaphore Road, 22 Young Street truly offers everything you'll ever need right on your doorstep, welcome to a lifestyle of never having to take the car anywhere!

A short 5 minute stroll from the jetty and foreshore precinct, public transport, multiple local schools, shops, Odeon Cinema and of course cafes/restaurants & bars.

### WHAT WE LOVE ABOUT 22 YOUNG STREET!

- \*Heritage style façade built in the early 1900s
- \*Good size master bedroom with bay window, split system air-conditioning, walk-in robe and ensuite
- \*Spacious kitchen with 900mm oven, 5 burner gas stove, breakfast bar, dishwasher, double stainless steel sink with filter tap and plenty of cabinetry including overheads
- \*'The Haven' is the feature of the property with exposed brick walls and wood fire heating overlooking the expansive living and dining room
- \*New open plan living and dining area with split system air-conditioning, downlights and sliding glass door access to the rear pergola
- \*Main bathroom with stylish glass above counter basin and lengthy bathtub
- \*Neutral and modern toned interior
- \*Striking rear yard including undercover pergola, stone and decked areas, extensive lush lawn and stone pathways
- \*Garden/tool shed

You are spoilt with unlimited opportunities for family entertainment with a 466m<sup>2</sup> approx allotment and 210m<sup>2</sup> approx backyard space! A rare find in such a prime location! Prepare for many summer days spent at the sandy shores of Semaphore Beach, walks along the stunning Esplanade and many dining opportunities along Semaphore Road. You could not ask for a more convenient location giving you the ability to create the utmost desirable lifestyle. If you're seeking a style brief that is a one of a kind, yet right in line for the must-have buzz of the western suburbs and its vibrant beaches, get in touch today!

**\*\*Shared driveway and off street parking available for any vehicles\*\***

Rental appraisal of approximately \$540.00 to \$560.00 per week.

Exeter is a north-western suburb of Adelaide 14 km from the CBD, on the LeFevre Peninsula and falls under the City of Port Adelaide Enfield. It is adjacent to Semaphore, Birkenhead, Largs Bay and Glanville. It is bounded to the south by Exmouth Road, to the north by Hargrave Street and in the east and west by the Outer Harbor railway line and Woolnough Road respectively.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

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.