

**24A Esplanade, Semaphore South, SA 5019**

**House For Sale**

Thursday, 4 July 2024

24A Esplanade, Semaphore South, SA 5019

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 350 m2**

**Type: House**



Kate Smith

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## Auction Sat 20th July @ 11:30am onsite USP

Welcoming you to the tranquil shores of Semaphore's South. Immerse yourself in the executive-style living where luxury well and truly meets modern living. If you're dreaming of swapping bustling city streets for calming seafront views while still enjoying refined, upscale accommodation, look no further. This exceptional build boasts an unparalleled absolute seafront position, allowing you to savor breathtaking ocean vistas right from your expansive windows and generous balcony. Spanning two levels of light-filled spaces, this residence offers a seamless blend of elegance and comfort. This home boasts a spacious, modern kitchen equipped with ample storage, stainless steel appliances, and elegant granite benchtops. It's designed for both functionality and style, offering a delightful space for culinary endeavors. The open plan living and dining areas are designed to showcase stunning sea views, creating a perfect setting for relaxation and entertainment. The seamless flow between indoors and outdoors enhances the overall ambiance of the home.

More To Love:- 4 Spacious bedrooms- Living Spaces- Ensuite/Walk In Robe in Master Suite - Carpets & Mirrored Built in Robes to Bedroom 2/3- Rear Access Doors Bedroom 4- 8kW Solar- Automatic Irrigation - Security Shutters- Security Systems- CCTV- Reverse Cycle Air Conditioning- Double Garage - Detached Gym/Studio/Office- Paved Alfresco - Ample Storage/Built ins- Indoor/Outdoor Balcony with Patio Blinds

The grand master bedroom features a walk-in robe and ensuite with a double shower and separate bath, providing a luxurious retreat within the home. Additionally, the two carpeted bedrooms, offering flexibility for use as extra living space or office, each with built-in robes in bedrooms 2 & 3. For comfort throughout the year, the home includes ducted reverse-cycle air-conditioning. Natural light floods the interior, complementing the spacious layout and adding to the inviting atmosphere. Outside, a low maintenance rear lawn yard awaits, perfect for outdoor activities and enjoying the fresh air. A double garage with an automatic roller door and internal access ensures convenience and security. Additionally, security systems, shutters, and CCTV have all be integrated into the home to ensure maximum security all year round. Beyond these luxurious features, Semaphore South offers a vibrant community atmosphere. Just a short stroll away, Semaphore Road offers an array of shops, services, and diverse dining options, ensuring convenience and variety at your doorstep. Across the road, the pristine beach beckons with opportunities for seaside walks and water activities, making this location truly irresistible. In essence, this property offers not just a home, but a lifestyle where modern comfort meets coastal charm. Embrace the opportunity to experience executive living at its finest in Semaphore South.

\*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.\*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043