

9 Wald Avenue, Semaphore South, SA 5019



House For Sale

Thursday, 4 July 2024

9 Wald Avenue, Semaphore South, SA 5019

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 643 m2

Type: House



Rod Smitheram

0882928300

Auction (USP)

Welcome to this timeless colonial home, set on a generous 643 square metres of land in tightly-held Semaphore South. With a substantial 20m frontage, this home offers both exciting subdivision and renovation potential. Nestled in a prime beachside suburb, adjacent to picturesque reserves and the local Par 3, this north/south facing red brick gem, built circa 1964, showcases all the hallmark features of its era. Entering through the wide entrance hall, you'll find four large bedrooms, two with built in robes, serviced by ceiling fans, and a central ducted evaporative airconditioner. The formal dining room, featuring a large bay window, flows seamlessly into the living space and the spacious kitchen with a casual meals area. High ceilings, decorative cornices, colonial trim, and the creaking of original timber floorboards under the existing flooring all point to an opportunity to return this single owner, family home into something very special. An additional linen press provides ample storage space, enhancing the home's practicality. The well-equipped kitchen boasts hard wearing linoleum flooring, bays of overhead cupboards, gas cooktop and oven, and ample bench space, making it a delight for home cooks. The bathroom features a terrazzo floor, ceramic bath and large shower cubicle. The laundry, which doubles as a mudroom, with outdoor access and separate toilet is a convenient and thoughtful addition. The established, low-maintenance grounds include a covered slate and concrete paved verandah, a small, grassed area, and a handful of fruit trees. The inviting and charming front façade is beautifully complemented by a classic rose garden - a wonderful perfume when in bloom. A long driveway down the side of the home, adorned by a white picket fence leads to a single car garage which is currently configured as a large workshop, perfect for DIY enthusiasts. This double brick home presents a fantastic opportunity for upgrades or renovations, making it a worthwhile investment for a growing family looking to gain entry in a blue-chip western suburb. Conveniently located near schools, public transport, and local shopping, and with easy access to the beach, cosmopolitan Semaphore Road, and the shopping and cinema precinct at West Lakes, this home offers a perfect blend of convenience and coastal charm. Embrace the Semaphore South lifestyle and indulge in all the treasures this exclusive suburb has to offer. From sunrise strolls along the shore to evening barbecues, this home is a brief drive away from Westfield at West Lakes, Henley Beach, West Beach, and the CBD, offering an exceptional opportunity.

What we love:

- Large land holding in bluechip suburb, potential to renovate or develop (STCC)
- Charming, colonial features with formal rose gardens
- Mere steps to the beach and golf course
- Kitchen with gas cooking and plenty of storage
- Four good sized bedrooms, two with built in robes
- Ducted evaporative cooling
- Gas heater and Reverse Cycle AC in fourth bed
- Large, powered workshop with Oregon pine workbenches
- A short stroll to cosmopolitan Semaphore Road, Bower Road bus stop, and Ethelton train station
- Short drive to West Lakes and Port Adelaide

Auction: Sunday, 21st July 2024 at 12.30pm Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.