

4/192 Bower Road, Semaphore Park, SA, 5019



Unit For Sale

Saturday, 31 August 2024

4/192 Bower Road, Semaphore Park, SA, 5019

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Solid Investment Or Great Starter Property

Located just minutes from the lake and Semaphore foreshore, this charming solid brick 2-bedroom unit in a small group of 6, offers an incredible opportunity-whether as a great investment, downsizing or looking to get a foot in the market, the options are endless!

Built in 1977, this home has been thoughtfully modernized to meet today's standards, offering a perfect blend of comfortable everyday living and effortless entertaining. The kitchen features a sleek, contemporary design with a gas cooktop, oven, range hood, sink, and plenty of storage and counter space, including overhead cabinets and a pantry. The dining area sits adjacent to the kitchen, leading into a spacious lounge, ideal for relaxing or hosting guests.

Filled with natural light, this unit has been freshly painted throughout and features easy-to-maintain timber laminate floorboards, offering a neutral canvas ready for your personal touch. The two well-appointed bedrooms have new carpets and built-in robes, providing ample storage space. It's also pet-friendly, with the approval of the strata, making it an ideal choice for those with furry companions.

WHAT WE LOVE:

- Solid brick construction in small group
- Spacious light filled lounge room with split system
- Open plan living
- Modern kitchen with ample storage and bench space, gas cooktop and electric underbench oven
- Original bathroom with full sized bath, shower and vanity basin
- Separate toilet
- Two well appointed bedrooms, both with built in robes and new carpet
- Master bedroom with split system
- Laundry with access to rear courtyard
- Paved outdoor entertaining area with cafe blinds
- Single carport
- Additional storage cupboard
- Short walk to Ethelton train station, West Lakes bus services right at your doorstep

When it comes to property, location is everything. You are surrounded by parks, playgrounds, and reserves, local shopping down Bartley Terrace or a short drive to Historic Port Adelaide and Westfield West Lakes. The kids can easily walk to local schools including, Portside Christian College, Westport Primary, LeFevre Primary. Take stroll down Semaphore's main street and stop in at some of the fabulous dining options, catch a movie or an ice-cream and enjoy the lifestyle the area has on offer. Located just minutes from the lake and the beach and only 15km from the city, you'll love calling this place home.

A must see!!

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property

throughout the active campaign.

Property Details:

Council | CHARLES STURT

Zone | General Neighbourhood (Z2102) - GN

Land | TBCsqm(Approx.)

Unit | 87sqm(Approx.)

Built | 1977

Council Rates | \$1313 pa approx

Water | \$165 pq supply charge approx

ESL | \$106 pa approx

Strata fees |\$429 pq approx

Strata Managers | JE Whites