

## Semaphore Park, 22a Tomkinson Road

Brand New Elegance in Every Corner

Experience a new level of luxury in this beautifully crafted, brand new two-storey home. Thoughtfully designed for modern living, it offers spacious interiors, premium finishes, and practical family comforts throughout. Whether you're a growing family, a couple working from home, or someone who loves to entertain, this residence delivers the ultimate lifestyle upgrade.

Features we love:

- Four spacious bedrooms, including ground-floor guest suite with ensuite
- Three stylish bathrooms plus a convenient fourth guest toilet
- Light-filled open plan living and dining zone with soaring ceilings
- Gourmet kitchen with stone benchtops, gas cooking, and sleek cabinetry
- Two separate living areas —one on each level
- Dedicated upstairs study zone, ideal for remote work or study
- Ducted reverse cycle air conditioning throughout



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

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[ljhooker.com.au/4Z8WFE8](https://ljhooker.com.au/4Z8WFE8)

**Contact**  
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**LJ Hooker West Lakes | Henley Beach**  
**(08) 8347 3666**

- Generous master suite with walk-in robe, private ensuite, and balcony access
- Alfresco entertaining area and easy-care backyard
- Double garage with internal entry plus two additional open car spaces

Location highlights:

Ideally located at 22a Tomkinson Rd, Semaphore Park, this elegant home is set within a peaceful, family-friendly neighbourhood. Enjoy being close to beautiful beaches, quality schools, local reserves, and a variety of shopping options-offering the perfect balance of tranquillity and convenience.

For more information or to arrange a private viewing, contact us today!

Disclaimer:

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. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

## More About this Property

Property ID	4Z8WFE8
Property Type	House
Including	Ensuite Study Air Conditioning Toilets (4) Alarm Balcony Dishwasher Built-in-Robes Remote Garage

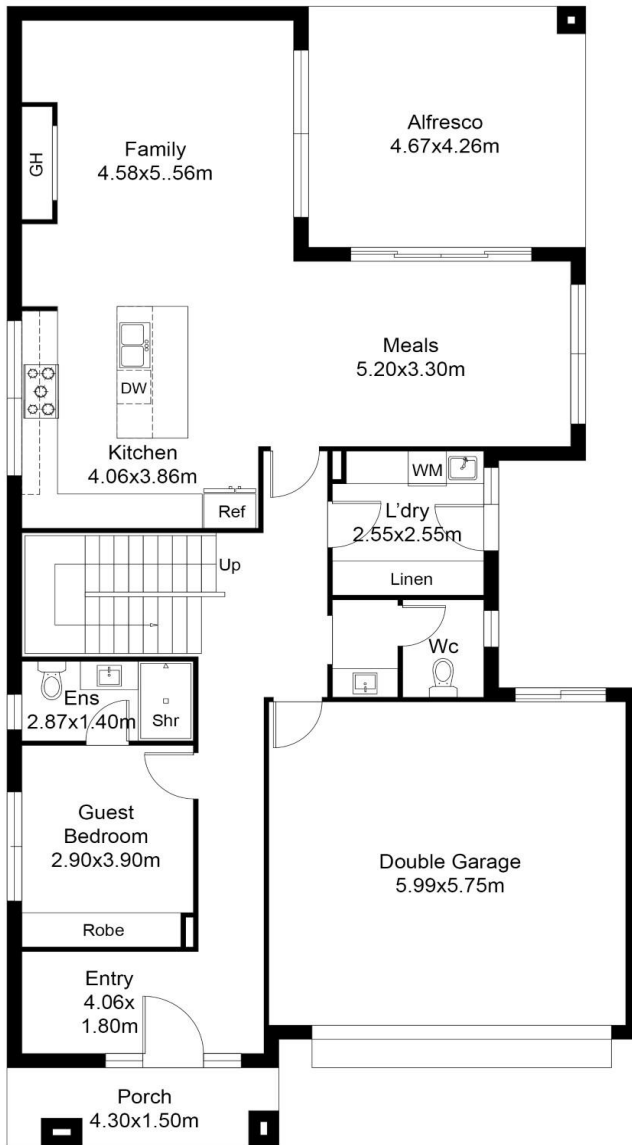
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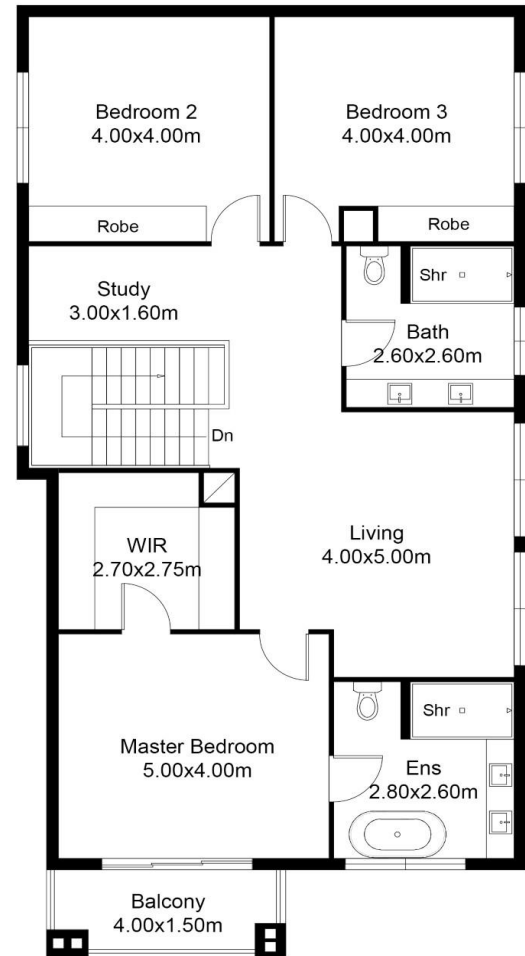


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GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

Main Living (L)	111.00 m <sup>2</sup>
Alfresco	20.00 m <sup>2</sup>
Double Garage	34.00 m <sup>2</sup>
Porch	6.00 m <sup>2</sup>
Main Living (U)	112.00 m <sup>2</sup>
Balcony	6.00 m <sup>2</sup>
<b>Total Area</b>	<b>288.00 m<sup>2</sup></b>

22 Tomkinson Rd, Semaphore Park SA 5019



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