



12a Granville Street, Semaphore Park

Solid Brick Home Offering Space and Practical Living

This move-in ready solid brick home presents a well-balanced combination of space, functionality and timeless construction. Filled with natural light and finished in neutral tones throughout, the interior feels bright, airy and immediately welcoming. Set on a fully fenced allotment with an enclosed yard, secure front gate and well-maintained gardens and lawn, the home offers privacy, security and comfortable everyday living all within walking distance to the beach.

The layout is practical and well defined, featuring a separate lounge and dining area which is enhanced by polished timber floorboards throughout. At the heart of the home, the renovated kitchen overlooks the rear yard, creating a functional and connected space ideal for daily living. Solid in construction and thoughtfully maintained, this home provides comfortable, low-maintenance living in an established setting.

Property Features:

- 3 generous sized bedrooms
- Bedroom 1 with a walk in wardrobe and bedroom 2 with a built-in wardrobe
- Updated main bathroom with additional second W/C

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.

3 1 3

FOR SALE
SOLD

AGENTS

Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au

AGENCY

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

LJ Hooker

- Separate lounge and dining
- Polished timber floorboards throughout excluding bathrooms and laundry
- Renovated kitchen with stainless steel appliances, wall oven, stone top benches, dishwasher and walk in pantry
- Undercover verandah perfect for outdoor entertaining
- Front deck providing an inviting outdoor space
- Detached workshop/shed
- Enclosed carport with automatic roller door with additional off street parking
- Fully fenced front and rear yard
- 3 metre high ornate ceilings
- Ducted reverse-cycle air conditioning
- Solar Panels

Living in Semaphore Park offers the perfect balance of everyday convenience and relaxed coastal living. Local shopping at Foodland, popular cafes and eateries, the nearby beach and lake are all close at hand, making daily life easy and enjoyable. The area is home to a selection of local primary and high schools, including West Lakes Shore Primary School and Portside Christian College, while Malcolm Reserve and surrounding recreation parks provide excellent spaces for outdoor activity and leisure. West Lakes Shopping Centre is only a short drive away, offering a wide range of retail, dining and entertainment options to support a connected and comfortable lifestyle. Ethelton Railway station is within walking distance or just a minute drive, for quick and easy access into the city.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

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 DETAILS

Property ID	505JFE8
Property Type	House
House Size	250 m2
Land Area Including	412 m2
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank
	Liveability

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli 0403 347 849

Sales Representative | nickc@ljhookerwestlakes.com.au

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

139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au

