



## Semaphore Park, 21 Gordon Street

### Cherished Heritage Meets Modern Ease

Step into the warmth of this charming 1900s cottage, beautifully reimagined for modern living while retaining its timeless allure.

Ideal for young families, first-time buyers, or savvy investors, this home offers a flexible floorplan and a prime location just moments from the seaside and the amenities of West Lakes.

This home stands less than a kilometre away from the sandy shores of Semaphore South Beach, beckoning for leisurely strolls and relaxing picnics by the sea.

#### Key Features:

- Expansive open lounge area with another ornamental fireplace and split system air conditioner for year-round comfort
- Stylish gas kitchen with a breakfast bar and cozy combustion heater



**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.

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#### For Sale

\$795,000 - \$835,000

#### View

[ljhooker.com.au/4Y3RFE8](http://ljhooker.com.au/4Y3RFE8)

#### Contact

**Rosemary Auricchio**

0418 656 386

[rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Nick Carpinelli**

0403 347 849

[nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

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(08) 8347 3666



- Separate dining room or family area, perfect for gatherings
- Elegant master bedroom featuring an ornamental fireplace
- Two additional bedrooms for family or guests
- Additional second toilet, storeroom, and bath, ideal for pet care
- Convenient laundry and separate toilet
- Polished timber floorboards throughout, adding warmth and character
- Extra-wide shed along the rear fence, providing ample storage space
- Handy tool shed for all your DIY projects

Conveniently located near Semaphore Beach, Semaphore South Golf Course, West Lakes Golf Course, public hospitals, primary schools, West Lakes Shopping Centre, public transport, and more, this is an exceptional opportunity to secure a family home in the highly sought-after suburb of Semaphore Park.

For more information about the property, 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 purchasers 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	4Y3RFE8
Property Type	House
Including	Air Conditioning Fire Place Dishwasher

**Rosemary Auricchio 0418 656 386**  
 Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)  
**Nick Carpinelli 0403 347 849**  
 Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**  
 139 Tapleys Hill Road, SEATON SA 5023  
[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)



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APPROXIMATE ESTIMATED AREA

Living	151.0
Verandah	14.2
TOTAL	165.2 sqm. app.

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