



7 First Avenue, Semaphore Park

## True Single-Level Family Living with Entertaining at the Heart of the Home

This single-level family haven is a rare find, offering generous space and a welcoming environment for the whole family. With a spacious layout and an enormous outdoor area, this home is designed to bring people together, making it perfect for family living and entertaining. Ideally positioned just 400m from beautiful Semaphore Park Beach, this home combines a relaxed coastal lifestyle with the perfect setting for family gatherings and recreation.

Thoughtfully designed with growing or multi-generational families in mind, this home is positioned to enjoy everything beachside living has to offer. With a wide street frontage and an expansive land size of 846m<sup>2</sup> (approx), this property offers redevelopment options (subject to council consent), providing potential for future growth and investment. Ideal for those seeking a family-friendly space, an entertainer's dream, or a home that combines privacy with convenience, this property also appeals to developers looking to capitalise on the location while

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### FOR SALE

Sold at Auction

### AGENTS

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### AGENCY

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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.



offering a relaxed coastal lifestyle.

**Property Features:**

- A family dream home with 5 bedrooms, high ceilings, multiple living spaces, and sitting on a large block of 846m<sup>2</sup> (approx)
  - Neutral decor throughout, meticulously maintained and ready to move in
  - Open plan design with generously sized kitchen, dining, and living leading seamlessly to the outdoors for perfect inside-outside living. Gas log furnace, combustion fireplace, and ceiling fans for comfort year-round
  - Large kitchen featuring breakfast bar big enough for the whole family, excellent bench space, double sink, 900mm gas cooktop, wall oven, ample storage, and alcove for microwave
  - Dining area that provides space for the whole family to gather for meals
  - Living leads out to expansive wrap-around pergola perfect for year-round entertaining with ceiling fans and wall mounted TV. Privacy is key with sides enclosed
  - Formal lounge, a peaceful space with bay window and ceiling fan
  - 5 good-sized bedrooms, all with ceiling fans, and bedrooms 3 & 4 with built in robes
  - Spacious main bedroom with walk-in robe and good-sized ensuite
  - Three bedrooms sit within a separate wing from the main living area for privacy
  - 3-way bathroom in bedroom wing for convenience
  - Dedicated office room that can be used for various purposes
  - Good-sized laundry with storage and bench space
  - Automatic double lock up two-car garage with high clearance and roller door
- drive-through to an additional carport with space for two extra vehicles undercover
- Wide driveway for multiple vehicles and additional space for a caravan and boat
  - Enclosed backyard with established gardens and a garden shed for extra storage
  - Room to add a pool and still have enough space for the kids to play
  - Extra storage with linen cupboard and a unique walk-in storage room
  - Ducted vacuum system for added convenience
  - Tree-lined street offering a peaceful, private setting

Perfectly positioned for convenience and lifestyle, this exceptional family home is only 400m from the beach. The recreational hub of Port Malcolm Reserve and Semaphore Lifesaving Club are also nearby, making this home and location highly sought after. Semaphore Road and Westfield West Lakes are just a short drive away, offering all your shopping, dining, and entertainment needs. There is also a range of quality schools and childcare centres including Westport Primary School and Portside Christian College. The local bus stop, within easy walking distance, is on the St. Michael's College bus route and provides direct access to the CBD. This location truly lends itself to a balanced lifestyle.

For further details, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpineli 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   | 50BTFE8              |
| Property Type | House                |
| Land Area     | 846 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Evaporative Cooling  |
|               | Toilets (2)          |
|               | Fire Place           |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Solar Panels         |

**Rosemary Auricchio 0418 656 386**

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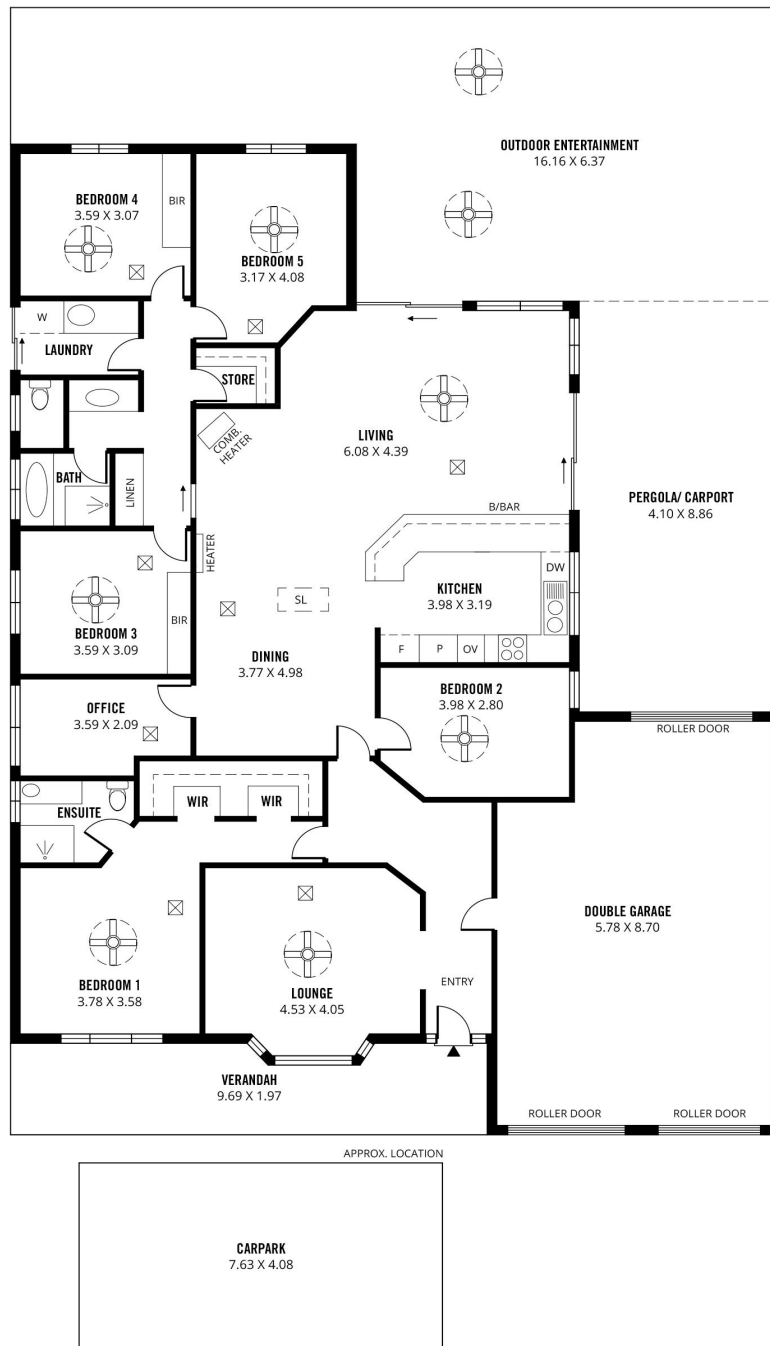
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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