



86 Sansom Road, Semaphore Park

Luxury Living Just Moments From the Beach!

If you've been searching for a modern, high quality home within walking distance to the Semaphore coastline, then your search ends here!

Built in 2020 by Palumbo Builders and set on approx. 350sqm of Torrens Titled land, and boasting an internal footprint spread over two levels of approx. 360sqm this home has been meticulously designed, thoughtfully planned and beautifully executed, offering a genuine move in ready opportunity!

This is a home and a location and a lifestyle that you will love calling your own!

Features You'll Love:

- Flexible floor plan with Four bedrooms and multiple large living areas
- Master bedroom with spacious walk-in robe and ensutie with floor to ceiling tiles
- Bedrooms 2,3 and 4 with electric roller blinds and built-in robes
- Premium kitchen cabinetry, stone benchtop, butlers kitchen, integrated fridge/freezer, 900mm gas-cooktop and electric oven

4 2 2

FOR SALE
$1,500,000 - $1,650,000

VIEW
Sat 21st Nov @ 3:30PM - 4:00PM

AGENTS
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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.

LJ Hooker

and breakfast bar over looking the central family living area
- built ceiling speakers in the living area and alfresco
- Fully equipped home theatre with blackout blinds and adjoining thermal insulated wine room behind glass pivot door
- Stone benchtops to downstairs powder room and laundry as well as in the upstairs main bathroom
- Master bathroom on second level with separate toilet, freestanding bath with niche, shower with niche and floor to ceiling tiles
- Year-round comfort with zoned ducted reverse cycle heating and cooling
- Peace of mind living with security cameras installed, including entry doorbell camera & alarm system
" Approx. 6.6kW solar system installed
" Outdoor entertainment area with outdoor kitchen glass splashback, ceiling fan and café blinds the ideal spot to host the family BBQ!
- Manicured low maintenance gardens with garden shed and fire-pit area
- Sufficient off-street parking with double driveway and double garage with automatic door and internal and external access doors

Spend your weekends enjoying everything the Adelaide coastline has to offer, whether it's taking a leisurely stroll along the beautiful shores of Tennyson Beach (approx. 4.5km) or enjoying the vibrant foreshore, cafés and restaurants of historic Semaphore (approx. 3.5km).
You'll also enjoy easy access to major retailers at Westfield West Lakes (approx. 3.5km), along with an abundance of public transport options, making commuting to the Adelaide CBD (approx. 17km) and surrounding suburbs a breeze! Families will appreciate being zoned for West Lakes Shore School (approx. 0.2km) and Le Fevre High School (approx. 1.8km).
An opportunity not to be missed, register your interest with Ryan Graham today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

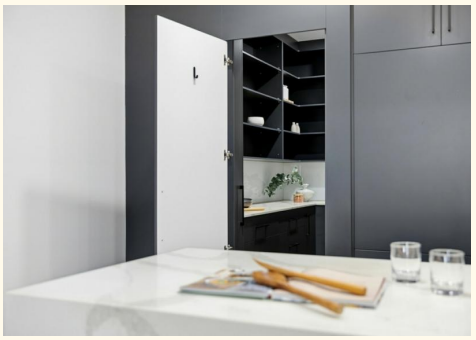
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

MORE DETAILS

Property ID	2E6JGJU
Property Type	House
House Size	324 m2
Land Area	350 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels







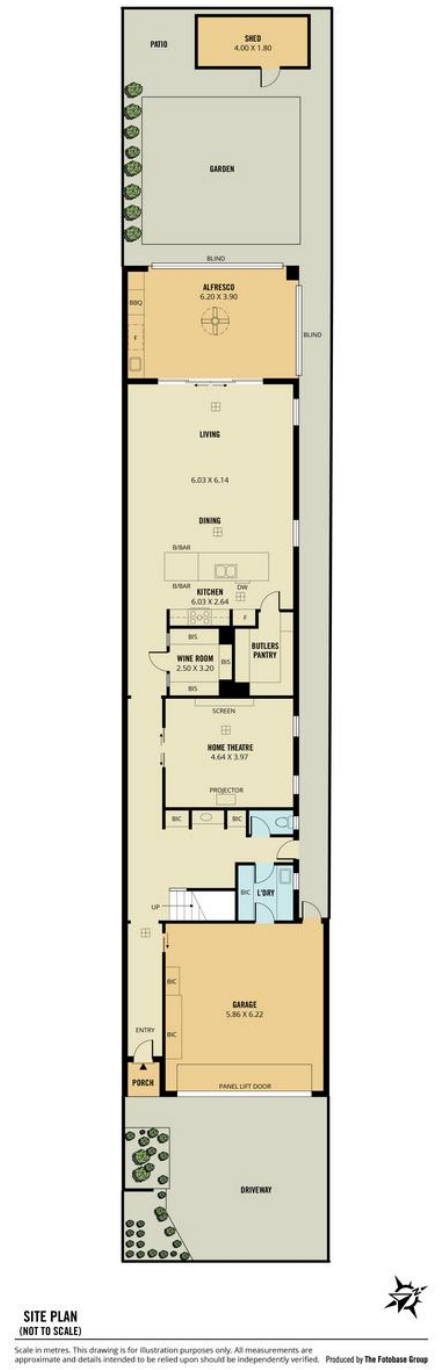




Ryan Graham 0400 912 287
Sales Specialist | ryang@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au

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.



SITE PLAN
(NOT TO SCALE)

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. Produced by **The Fotobase Group**

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.