



701/19 Recreation Parade, Semaphore Park




## Coastal House & Land Opportunity Just 350m from the Beach

Positioned only 350 metres from the shoreline, this proposed house and land package at 19 Recreation Parade, Semaphore Park presents a rare opportunity to secure a brand-new coastal residence in one of the western suburbs' most tightly held beachside pockets.

Set on a generous Torrens Title allotment of approximately 555sqm, the package combines land ownership, contemporary design and an enviable coastal lifestyle - giving buyers a clear pathway to a brand-new home without compromising on space, location or lifestyle.

The proposed residence has been designed for modern family living, with approximately 282sqm of living area, four spacious bedrooms, two and a half bathrooms, multiple living zones and a secure double garage.

At the centre of the home, the expansive open-plan kitchen, living and dining area flows seamlessly to the outdoor entertaining space, creating a relaxed setting for everyday living, family gatherings and coastal entertaining. Quality finishes, stone benchtops, high ceilings

4  3  2 

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

and full-height bathroom tiling further elevate the home's contemporary appeal.

Whether you are looking to create a long-term family home, secure a premium beachside address, or take advantage of a ready-made house and land pathway, this offering delivers lifestyle, land and design in one compelling package.

#### Property Features

- Proposed house and land package
- Torrens Title allotment of approximately 555sqm
- Approximately 282sqm of living area
- Four spacious bedrooms
- Two and a half bathrooms
- Multiple living areas
- Expansive open-plan kitchen, living and dining
- Stone benchtops and quality finishes
- High ceilings
- Bathrooms with full-height tiling
- Outdoor entertaining connection
- Secure double garage
- House plans available upon request

#### Beachside Lifestyle

Semaphore Park continues to attract buyers seeking the balance of coastal lifestyle and everyday convenience. From morning beach walks and weekend swims to nearby cafes, parks and shopping, this location offers an easy lifestyle in a highly desirable beachside setting.

Semaphore Road's cafes, restaurants and boutique shopping are within easy reach, along with Port Malcolm Reserve, Semaphore Surf Life Saving Club and Westfield West Lakes. Families will also appreciate nearby schools and childcare options, including Westport Primary School and Portside Christian College. Public transport is within walking distance, providing convenient access to surrounding suburbs and the Adelaide CBD, with local bus services also connecting to St Michael's College.

Eligible purchasers may also be able to benefit from current South Australian Government incentives, including the First Home Owner Grant, first home buyer stamp duty relief, and stamp duty relief for eligible downsizers.

For further information or to request the available plans, contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

- House and land package pricing, plans, specifications, inclusions, grants, concessions and stamp duty relief are subject to builder terms, final contract documentation, purchaser eligibility and current government requirements. Images, plans and renders may be for illustrative purposes only.

#### 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

Please note some images have been digitally enhanced or virtually

staged for illustration.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 50QMF8               |
| Property Type | House                |
| Land Area     | 555 m <sup>2</sup>   |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Ducted Cooling       |
|               | Ducted Heating       |
|               | Toilets (3)          |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Liveability          |

**Rosemary Auricchio 0418 656 386**

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

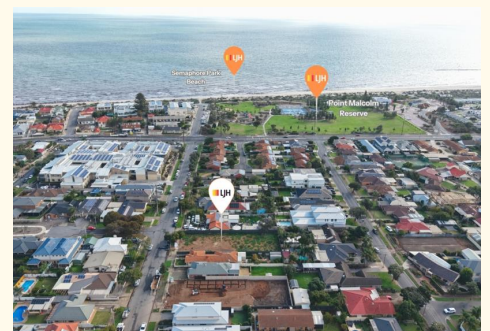
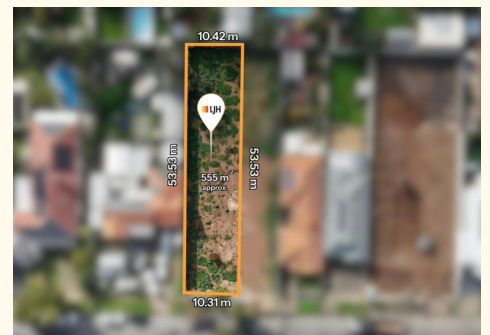
**Nick Carpinelli 0403 347 849**

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

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