

8/364 Military Road, Semaphore Park




Townhouse in a Desirable Coastal Suburb

Whether you're looking to invest, step into your first home, or enjoy a relaxed seaside retirement, this property presents a range of appealing opportunities.

Step inside this warm and welcoming townhouse, where a light-filled lounge room with polished floorboards offers a spacious and comfortable setting. The adjoining dining area flows seamlessly into the updated kitchen, featuring ample storage, a gas cooktop, and a split system air conditioner. For added convenience, the laundry and a second WC are also located on the ground floor.

A beautiful timber staircase leads upstairs to two generously sized bedrooms, both fitted with ceiling fans. The master bedroom also has private balcony access, and an AC for year round comfort. The main bathroom is well-appointed with a bathtub and plenty of storage.

Outside, a neat and private courtyard provides the perfect spot to enjoy your morning coffee or entertain guests, complete with a garden shed for extra storage. The property also includes one allocated carport space.

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FOR SALE
\$569K - \$625K

VIEW
By Appointment

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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.

 **LJ Hooker**

Ideally located within walking distance to Semaphore Park Beach and just a short drive to Semaphore Road, offering a range of cafés, restaurants, and boutique shops. Public transport is easily accessible along Bower Road.

Key Features

- Living room with timber floorboards and natural light
- Updated kitchen with abundant storage, gas cooktop and AC
- Laundry with storage and second WC downstairs
- Two bedrooms upstairs, both with ceiling fans
- Master bedroom with a balcony and AC
- Modern bathroom a bathtub and storage
- Private, low maintenance courtyard with a storage shed
- Close proximity to Semaphore Road's cafes, local beaches and public transport

Specifications

Title: Strata Title
Year built: c1973
Council: City of Charles Sturt
Council rates: \$1,366.60pa (approx)
ESL: \$118.70pa (approx)
SA Water & Sewer supply: \$176.30pq (approx)
Strata rates: \$600pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

MORE DETAILS

Property ID	QEDHDM
Property Type	Unit
Including	Air Conditioning
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Heating
	Window Treatments

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