






13 Cave Street, Semaphore

Vibrant Cosmopolitan Lifestyle - Only 200 metres to Semaphore Beach

Perfectly positioned approximately 200 metres from the pristine sands of Semaphore Beach, this newly built two-storey residence offers modern living at its finest. Designed for ease and comfort, it delivers a low maintenance lifestyle in one of Adelaide's most desirable coastal locations.

Embrace beachside living that truly feels like a holiday every day. Wake to the sound of the ocean, take a morning stroll along the foreshore, enjoy weekend brunches on Semaphore Road and spend warm summer evenings watching magical sunsets. This beachside setting is renowned for its relaxed coastal charm, friendly community vibe and unbeatable access to dining, shopping and recreation. Whether it's swimming, cycling along the coastal paths or simply unwinding with the fresh sea breeze, this location offers an enviable way of life that's hard to match.

The lower level welcomes you with hybrid flooring and a light filled open plan lounge, dining and kitchen area. The stylish kitchen features stainless steel appliances and a dishwasher, while the

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FOR SALE
Contact Agent

AGENTS

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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**

adjoining living space is enhanced by a ceiling fan and ducted reverse cycle air conditioning for year-round comfort. Glass sliding doors provide seamless access to the private courtyard, perfect for alfresco dining or coastal relaxation. A guest powder room and an enclosed car space with automatic roller door complete this level.

Upstairs, discover three bedrooms, each with built in robes and ceiling fans, along with two beautifully finished bathrooms featuring floor to ceiling tiles. The master bedroom opens to an upstairs balcony capturing ocean views, where you can savour the refreshing sea air and the serenity of coastal living.

Property Features:

- Spacious open plan lounge, dining and kitchen
- Modern kitchen with island bench, stainless steel appliances, dishwasher and pantry
- 3 bedrooms all with built-in wardrobes and ceiling fans
- Main bedroom with own private balcony capturing the ocean view and ensuite featuring neutral tones and floor to ceiling tiling
- Second bathroom with bath, shower and floor to ceiling tiles
- Laundry with ample cupboard space and direct access to the rear
- Additional guest powder room on the lower level
- Outdoor entertaining area
- Enclosed carport with automatic roller door
- Ducted reserve cycle air-conditioning
- 6.6 kW solar panels

Enjoy the unbeatable convenience of being within easy walking distance to the iconic Palais Hotel, perfect for sunset drinks, relaxed dining or weekend catch ups by the water. With vibrant Semaphore Road close by, you'll have cosmopolitan cafés, boutique shops, eateries, essential facilities and transport options at your fingertips. With the foreshore only moments away, you'll also appreciate nearby recreation parks, coastal walking and cycling paths, playgrounds and open green spaces. Everything you need for effortless seaside living is right here, making this an exceptional choice for those seeking both lifestyle and convenience.

For further information please contact Rosemary Auricchio on 0418 656 386 or Josie Auricchio on 0419 269 503.

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 503MFE8
Property Type House
Including Ensuite
Study
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (3)
Balcony
Dishwasher
Built-in-Robes
Secure Parking
Solar Panels
Liveability

Rosemary Auricchio 0418 656 386

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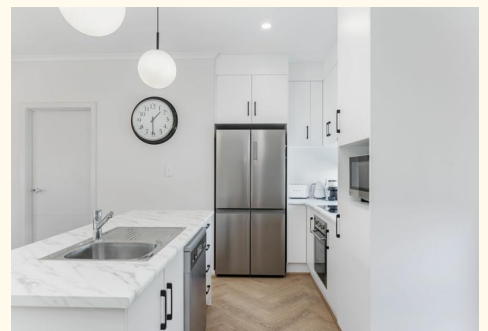
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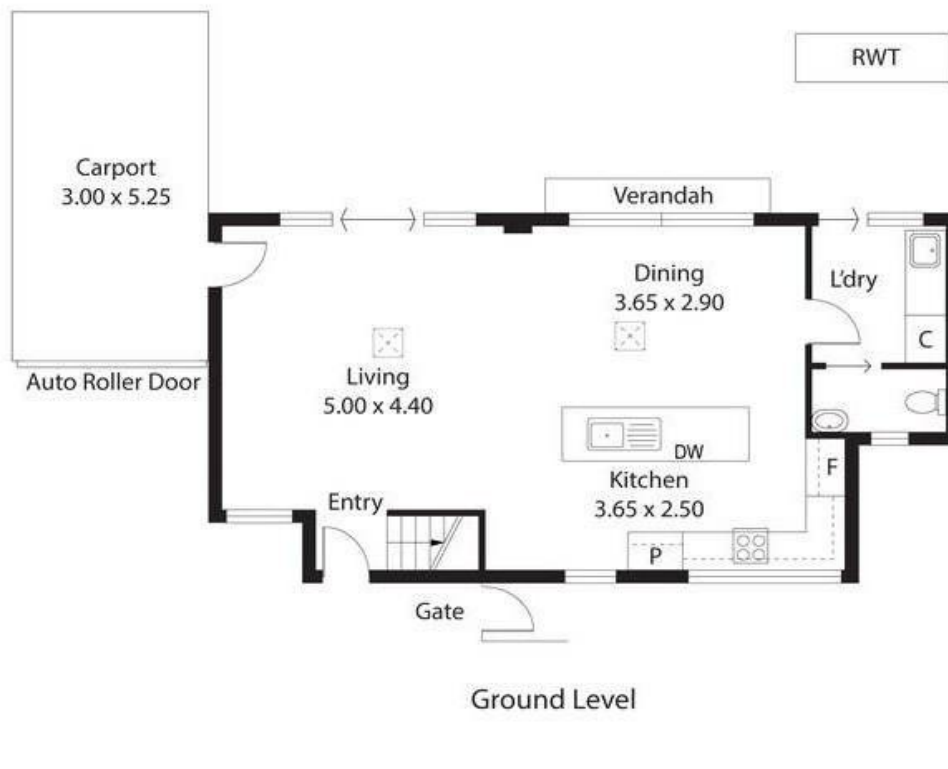
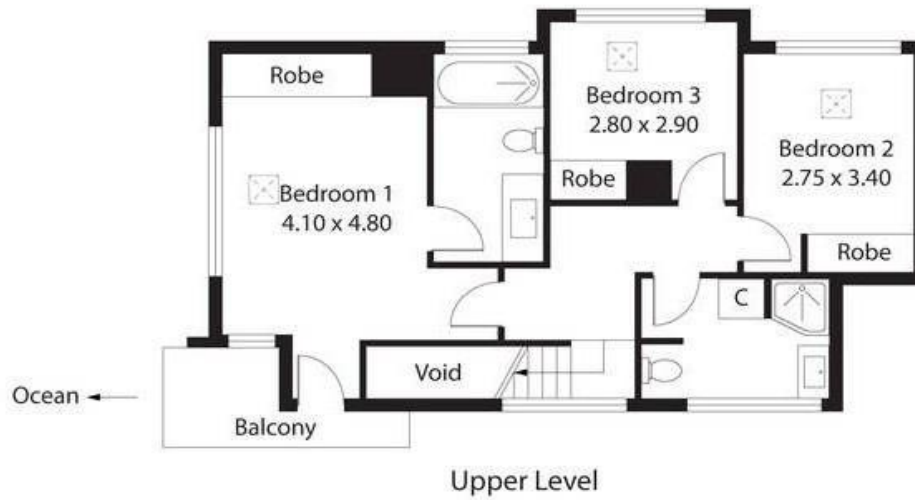
LJ Hooker West Lakes | Henley Beach (08) 8347 3666

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13 Cave Street,
SEMAPHORE



Living:	128.60SQ.M
Carport:	15.75SQ.M
Verandah:	1.92SQ.M
Balcony:	5.10SQ.M
TOTAL:	151.37SQ.M

Produced by open2view.com

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.