



1/39 Dudley Street, Semaphore

2 1 1

Stand Alone & Low Maintenance Living - 700m to Beach

This beautifully presented home offers a relaxed coastal lifestyle in a highly sought after seaside location. Positioned at the front of a well established and tightly held setting, this detached single level residence provides a sense of privacy that is rarely found. With its own private courtyard, it creates a peaceful space to unwind and entertain. Showcasing modern, quality renovations throughout and ready to move straight in, the home presents an excellent opportunity for couples, first home buyers, investors, and those looking to downsize into something comfortable, low maintenance, and well located.

Property Features:

- Detached single level home with street frontage
- Light filled open plan living with split system air conditioner
- Good sized lounge room with archway entrance and ceiling fan
- Dining/meals area with courtyard views
- Low maintenance courtyard with verandah
- Kitchen with stone benchtops, induction cooktop, oven, double sink, and water filter
- 2 spacious bedrooms, both with mirrored built-in wardrobes, ceiling fans, and split system air conditioning

FOR SALE

Auction | Sat 2nd May 11:30am On Site (USP)

VIEW

Sat 11th Apr @ 9:30AM - 10:00AM

AGENTS

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AGENCY

LJ Hooker West Lakes | Henley Beach
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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.



- Stunning bathroom with frameless curved shower screen, quality fittings, stone top vanity, and floor to ceiling tiles
- Generous laundry with benchtop, excellent storage, and clothes drying rail
- Single garage with direct access to the backyard
- New flooring throughout
- Fully enclosed front and rear yards for privacy

Set in a quiet street just a five minute walk to the beach, this home enjoys a superb coastal position with the Esplanade and vibrant Semaphore Road precinct close by. Port Adelaide Plaza, Port Mall, and Westfield West Lakes are all within easy reach for shopping, cafes, and entertainment. For families, quality schools nearby include Le Fevre High School, Portside Christian College, Dominican School, and Our Lady of Mount Carmel Parish School. Glanville train station and nearby bus stops provide convenient access to the CBD and West Lakes, enhancing the overall lifestyle appeal of this well located home.

For further information, please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 0434 277 315.

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	50G9FE8
Property Type	Unit
Including	Air Conditioning Toilets (1) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes

Rosemary Auricchio 0418 656 386

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Levi Proude 0434 277 315

Sales Representative | levi@ljhookerwestlakes.com.au

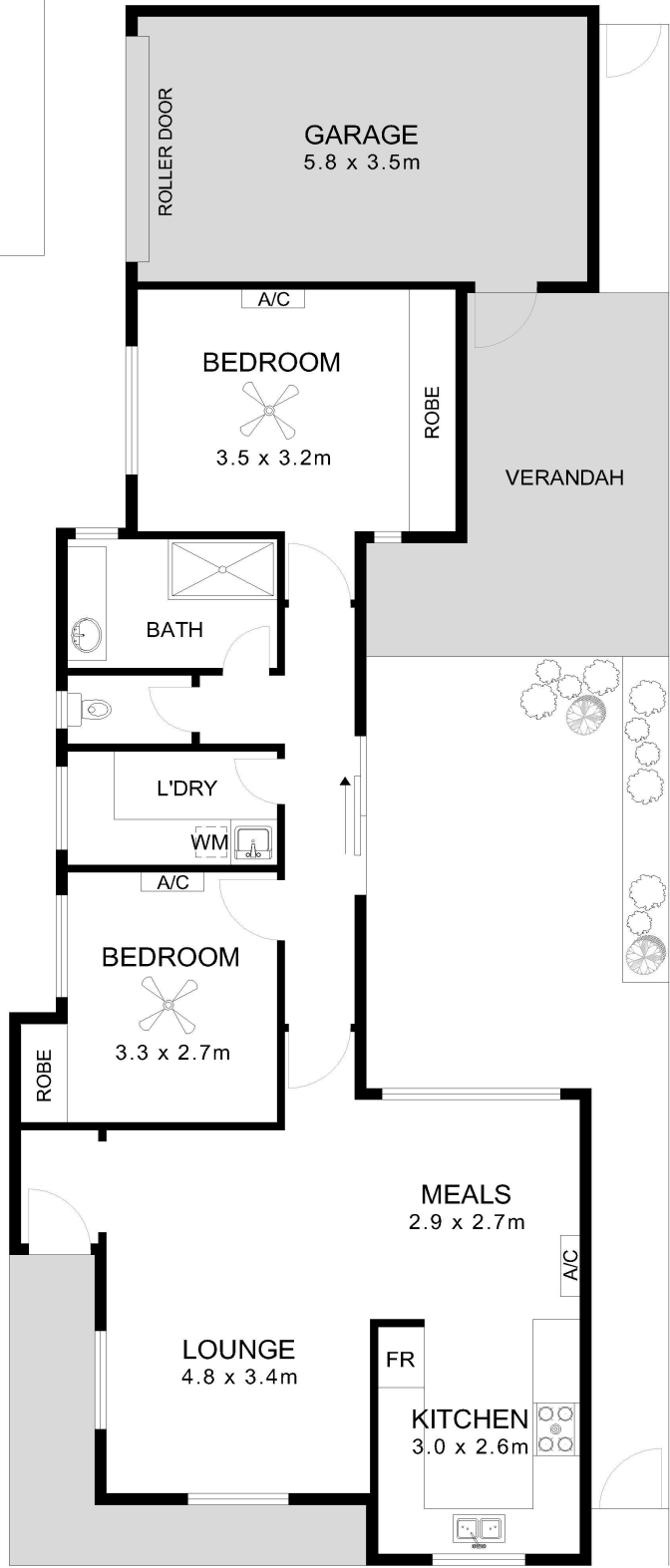
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Approx Gross
 Living = 77m²
 Garage = 20m²
 Verandah = 14m²
 Porch = 7m²
 Total = 118m²



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For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography