



1/55 Military Road, Semaphore South

Coastal Ground-Floor Gem — Walk to Semaphore South Beach!




Best Offers By Wednesday 29th October @ 12pm

Situated on the ground floor of a small, well-maintained complex, this inviting home offers exceptional value whether you're purchasing your first property, looking to invest, or ready to embrace a relaxed coastal lifestyle.

Inside, you'll find a spacious open-plan living and dining area, complete with a reverse cycle air conditioner, ceiling fan, and handy linen storage. The kitchen provides ample bench and cupboard space, along with a gas cooktop-perfect for everyday cooking and entertaining.

Both bedrooms are generously sized, offering plenty of room to incorporate storage or even create a dedicated study space. A central bathroom services the home and conveniently includes laundry facilities.

Additional features include a single undercover car park for your

2  1  1 

FOR SALE
\$475,000

AGENTS

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AGENCY

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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**

convenience.

Located within walking distance to beautiful Semaphore South Beach, you can start your mornings with a stroll or swim, followed by coffee at Shelly's Semaphore. Enjoy the vibrant Semaphore Road precinct, boasting an array of restaurants, cafés, a cinema, and local shopping options including Drakes and IGA. For even more variety, Port Adelaide Plaza is just a short drive away.

Key Features

- Spacious living and meals area with AC and ceiling fan
- Kitchen includes plenty of storage space and a gas cooktop
- Two generous bedrooms
- Central bathroom with laundry facilities
- One allocated undercover carpark
- Walking distance to the beach, cafes and Semaphore Road

Specifications

Title: Strata Title

Year built: c1972

Council: City of Port Adelaide Enfield

Council rates: \$1,146.95pa (approx)

ESL: \$97.85pa (approx)

SA Water & Sewer supply: \$176.30pq (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	Y03HDM
Property Type	Unit
Including	Air Conditioning Carpeted Close to Schools Close to Shops Close to Transport

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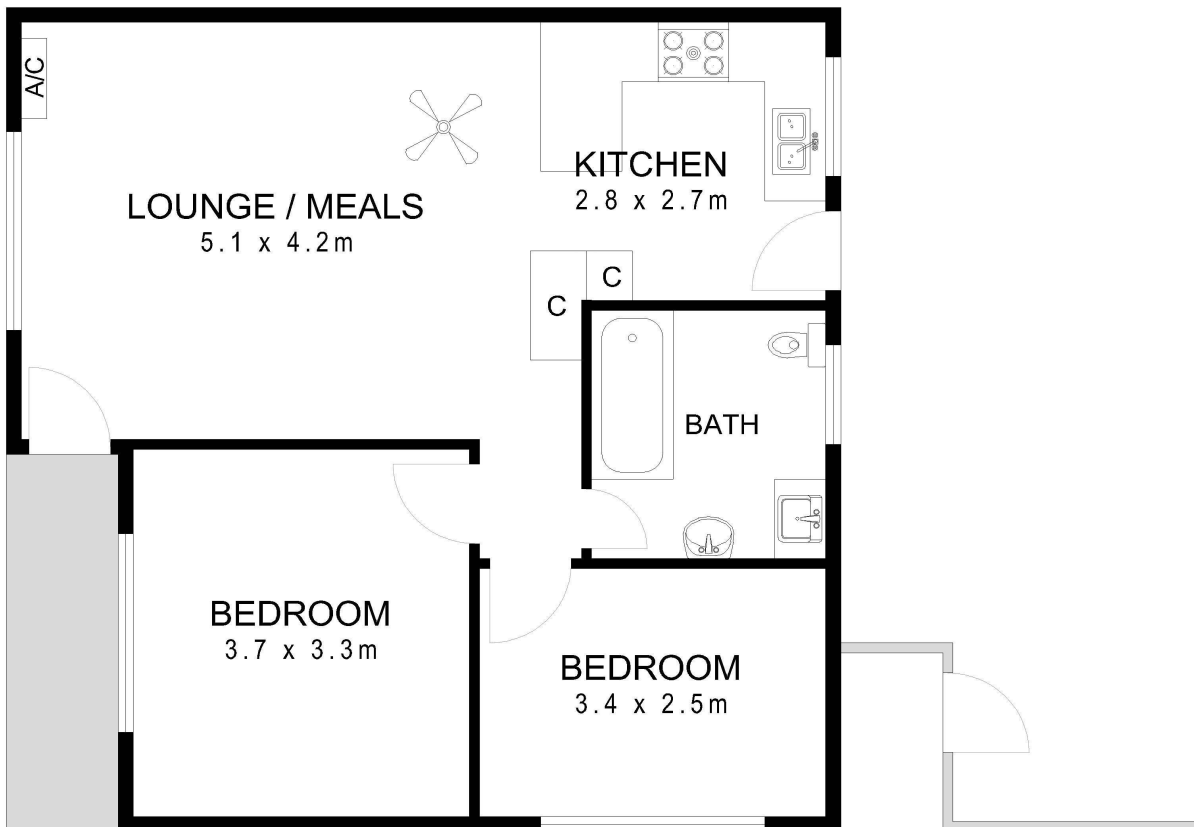
206A Henley Beach Road, TORRENSVILLE SA 5031

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Approx Gross
Living = 59m²
Carport = 13m²
Porch = 4m²
Total = 76m²

CARPORT
4.7 x 2.8m



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For illustrative purposes only. All measurements are approximate.

Andrew Waters Photography