



## Semaphore South, 4/57 Military Road

Seaside Living at Its Best - A Charming Homette in Semaphore South!

Nestled in a sought-after coastal suburb, this delightful two-bedroom unit offers the perfect blend of comfort, convenience, and seaside charm. Ideal for first-home buyers, downsizers, or investors, this low-maintenance gem is within walking distance of pristine beaches, making every day feel like a holiday. With modern updates and a functional layout, this home is ready to move in and enjoy!

Step inside to find a light-filled separate lounge, an adjacent dining space, and a well-equipped kitchen with a gas cooktop. The renovated bathroom adds a touch of luxury, while the new flooring enhances the fresh and modern feel of the home. Enjoy year-round comfort with ducted reverse cycle air conditioning, and make the most of the private enclosed courtyard-ideal for outdoor dining or relaxing in the sea breeze.

Features You'll Love:



**Disclaimer:** 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.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/4Z64FE8](http://ljhooker.com.au/4Z64FE8)

**Contact**  
**Rosemary Auricchio**  
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**Levi Proude**  
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[levi@ljhookerwestlakes.com.au](mailto:levi@ljhookerwestlakes.com.au)

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

- Two generous bedrooms with built-in robes
- Spacious lounge and separate dining area
- Modern kitchen with gas cooktop
- Updated bathroom
- Ducted reverse cycle air conditioning
- New flooring throughout
- Secure automatic garage with internal access
- Enclosed private courtyard for outdoor entertaining
- Solid brick construction for durability
- Solar panels to help with energy savings

Perfectly positioned, this home is just a short stroll to the beach and moments from local cafés, shopping, and entertainment at Semaphore Road. Westfield West Lakes, Port Adelaide Plaza, and medical centres are within easy reach, while quality schools and parks ensure convenience for families. With easy access to public transport, commuting to the CBD is a breeze.

Don't miss this rare opportunity to embrace a relaxed coastal lifestyle in one of Adelaide's most desirable locations. Enquire today!

For more information about the property, 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



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## More About this Property

<b>Property ID</b>	4Z64FE8
<b>Property Type</b>	Unit
<b>Including</b>	Ducted Cooling Ducted Heating Toilets (1) Courtyard Outdoor Entertaining Secure Parking Water Tank

**Rosemary Auricchio 0418 656 386**

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

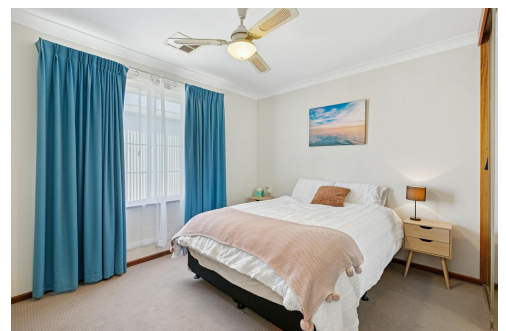
**Levi Proude 0434 277 315**

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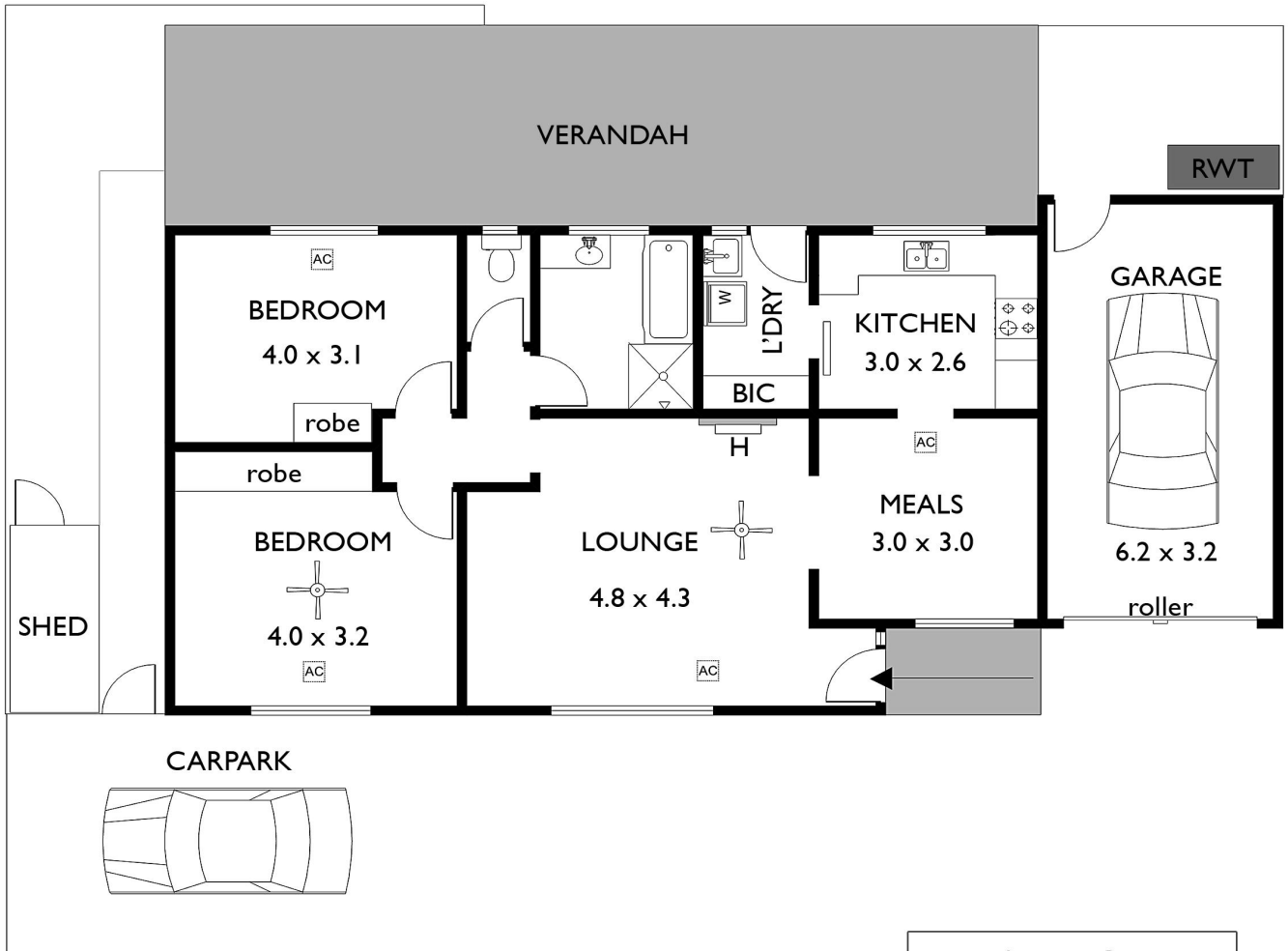
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Approx Gross  
 Living Area = 82m<sup>2</sup>  
 Garage = 20m<sup>2</sup>  
 Verandah = 37m<sup>2</sup>  
 Total = 139m<sup>2</sup>

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