







16 Graduation Parade, Taperoo

# Relaxed Coastal Living at Your Doorstep

With the stunning coastline at the end of your street, this inviting home in the heart of the new Fort Largs community brings the coastal lifestyle to your doorstep. Enjoy everything beachside living has to offer, starting your day with a walk along the pristine sands or a morning swim. Meet friends for coffee at the local Fort Largs Eatery and Markets, explore the Semaphore Road shopping precinct or enjoy dining along the Largs Bay Esplanade. Ready to move straight in without a thing to do, this low-maintenance property means less time on upkeep and more time enjoying your surroundings. An appealing choice for first-home buyers, couples, professionals, downsizers and investors, it's an opportunity to make life by the beach your everyday reality.

Property Features:

- Recently built in 2024
- High ceilings throughout
- Open-plan living with lounge, kitchen and dining area
- Spacious kitchen with stone benchtops, breakfast bar, gas cooktop, oven, double sink and pantry cupboard
- " Alfresco outdoor entertaining area with café blinds on tracks, creating an additional enclosed space

3 2 1

**FOR SALE**
$789,000 - $829,000

**VIEW**
By Appointment

**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.

- Powder room with separate toilet for convenience
- Three spacious bedrooms
- Main bedroom with mirrored built-in wardrobe and private ensuite with vanity, shower and toilet
- Bedrooms 2 and 3 with mirrored built-in wardrobes
- Ducted reverse-cycle air conditioning
- Concealed European laundry
- Under-stair storage
- Linen cupboard
- Carport with automatic door for one vehicle
- Fully enclosed, low-maintenance rear yard
- Front and rear irrigation system
- Floorboards
- Crimsafe doors at the front and rear entrances

Perfectly positioned within an increasingly sought-after coastal precinct, the home is moments from the shoreline and the historic Fort Largs precinct, offering an enviable lifestyle surrounded by the best of Adelaide's western coastline. Enjoy easy access to North Haven Marina, Semaphore's vibrant beachfront, cafés and restaurants, coastal walking and cycling trails and local shopping, while Port Adelaide and Westfield West Lakes are also conveniently close. This exceptional location combines coastal appeal, everyday convenience and excellent connectivity.

For further details, please contact Rosemary Auricchio on 0418 656 386 or Donna Farquhar on 0461 363 915.

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

Please note some images have been digitally enhanced or virtually staged for illustration.

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## MORE DETAILS

| | |
|---|---|
| Property ID | 512TFE8 |
| Property Type | House |
| Including | Ensuite |
| | Air Conditioning |
| | Ducted Cooling |
| | Ducted Heating |
| | Toilets (3) |
| | Courtyard |
| | Dishwasher |
| | Outdoor Entertaining |
| | Floorboards |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |

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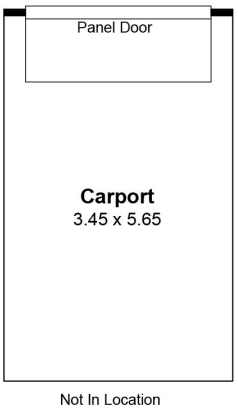




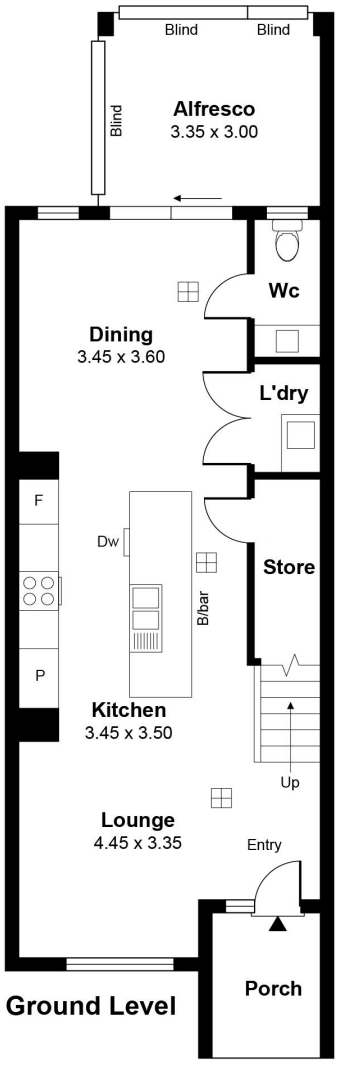




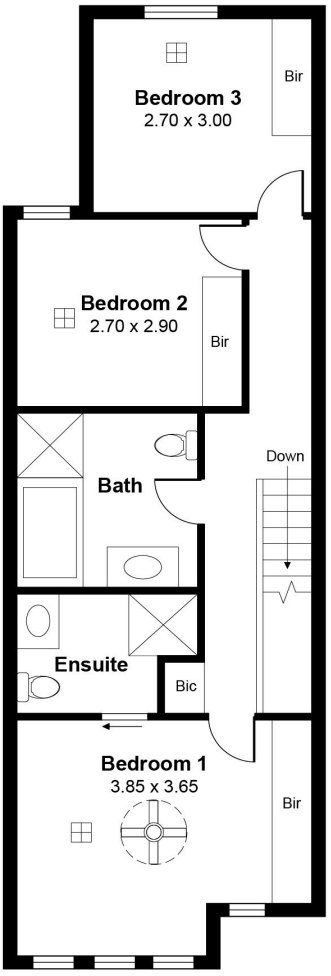
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Not In Location




Ground Level




First Level

Internal **124m²**

External **33m²**

Total **157m²**

This drawing is intended for illustrative purposes only. While every effort has been made to ensure accuracy, all measurements are approximate and should be independently verified before being relied upon.

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