



**SOLD**

## THE HEART OF HENLEY

Property has been sold before auction as this was in the vendors best interests, please contact the agent should you need to know more.

Beautifully positioned and only a short stroll to the enticing western beaches, this lovingly maintained courtyard home is sure to tick all the boxes.

Offering an enviable low maintenance lifestyle including all the creature comforts we take for granted, this generous open plan design with two separate living areas will impress busy young families, couples winding down or any astute investor.

Across the road from Henley Beach Primary School (a reputable school with NAPLAN results well above the national average in all areas) will make your morning routine a breeze as you then enjoy the short commute to the CBD less than 20 mins away.

With many local reserves nearby, you won't miss all the work of a big back yard and will instead have time to enjoy all this property has to offer:

Briefly:

- 3 bedrooms (with robes), 2 bath, 2 living areas & 2 car garage
- Master bedroom with walk-in robe and ensuite
- Modern well-appointed kitchen with dual drawer dishwasher, new stainless steel gas cooktop and new wall oven
- Ample bench space, tiled splashback and large pantry
- Open-plan living leads to the outdoor entertaining area from two directions
- Separate Formal lounge
- Zoned reverse cycle air conditioning
- Bathroom in as new condition with spa
- Low maintenance gardens
- Private rear yard to entertain
- Double garage with internal access
- Instant gas hot water
- Ethernet and Foxtel provision
- 10 solar panels
- Exceptionally positioned close to beaches, good schools, shopping and public transport.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$812,000

**OPEN FOR INSPECTION:**  
N/A



**Marco Carabott**  
**0408840656**  
marco.carabott@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)  
RLA: 269823

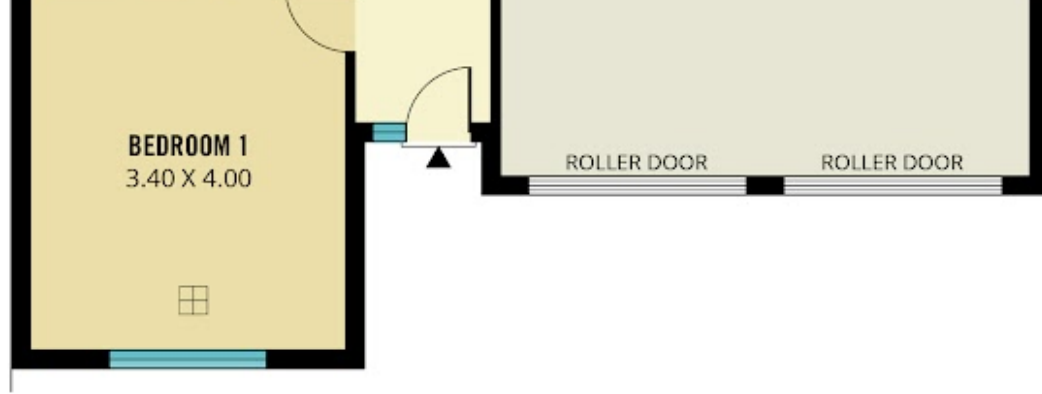


Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

**Marco Carabott**  
0408840656  
marco.carabott@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



**GARAGE**  
5.70 X 6.00



**253m<sup>2</sup>**

**TOTAL**

147m<sup>2</sup>

Living

37m<sup>2</sup>

Verandah

34m<sup>2</sup>

Garage

35m<sup>2</sup>

Pergola



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**