

12A Canberra Street, Henley Beach South, SA 5022



House For Sale

Friday, 1 March 2024

12A Canberra Street, Henley Beach South, SA 5022

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 431 m2

Type: House



Anthony Fahey
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AUCTION ON SITE

Auction on Site Saturday 23rd of March @ 11am (USP). Situated in one of Adelaide's most sought after coastal locations, this immaculately presented family home is sure to impress. Positioned facing directly on to the William Atkin Reserve, and just a short stroll to the Linear Park Trail and Henley South foreshore. Zoned for both Henley High & Henley Primary, both of which are just a short walk away. The home itself, grand in scale offers four bedrooms, two bathrooms and two full sized separate living zones. Featuring a usable private rear yard and large undercover patio, ideal for entertaining. With nothing left to do except simply move in and enjoy this truly wonderful location. This is an opportunity not to be missed. Features of the home include: - Double width entrance foyer. - Large double garage with direct drive through access to the side yard with room to park another car, trailer, boat or campervan. - Expansive open plan main / living dining area, integrates with the outdoor entertaining area. Bathed in natural light with windows on all sides and three sets of stacker doors. - Quality kitchen is equipped with stone benchtops, 900mm stainless steel oven & gas cooktop, dishwasher, puratap, walk in pantry, breakfast bench and plenty of storage. - All-important downstairs master bedroom is double sized and is ideally positioned at the front of the residence, with views out to the park. Also features a walk in closet and a fully tiled ensuite bathroom with dual vanities and a dual shower. - Additional bedroom 4 located on the ground floor includes a built in robe & ceiling fan. - Practical laundry room, with additional downstairs powder room. - Upstairs there is a spacious second separate living area that includes an inbuilt kitchenette, and leads to the balcony with stunning views out to the reserve. - Second master bedroom located upstairs opens up to the balcony and includes a walk in closet and access to the two way bathroom. - Bedroom 3 includes a walk in closet. - Upstairs two way bathroom features both a bath and shower with a separate powder area & toilet. - Additional internal store room, that could be converted into a small study. - Ducted zoned R/C system throughout. - Solar electrical system. - Modern floor tiles to the main living area, and new carpet to all bedrooms. - Stylish selection of all window treatments including plantation shutters. - Private rear yard with manicured lawn, established gardens, veggie patch and a garden tool shed. - Large L-shaped undercover pergola features a vaulted ceiling with clean panel roof allowing for an abundance of natural light. - Front yard is fenced to create an additional outdoor space. All this and more in the ever popular and family friendly seaside suburb of Henley Beach South. Located within easy walking distance to all local amenities including parks, playgrounds, shops, schools, public transport, the Linear Park and of course the Beach. Contact Agents for further information. Inspection is a must! PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA183205