

13 Northey Avenue, Henley Beach, SA 5022

NOAKES
NICKOLAS

Sold House

Tuesday, 15 August 2023

13 Northey Avenue, Henley Beach, SA 5022

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 375 m2

Type: House



Lachlan Edwards

0468618952

\$768,500

Perfectly positioned and only a few blocks away from the beautiful Henley Beach, presents the perfect opportunity to own your dream home on one of these standalone Torrens Titled allotments. Offered by an acclaimed custom builder, discerning families, professionals, downsizers can enjoy significant savings on stamp duty while building a luxury double garage home on a generous 375sqm allotment. There are significant stamp duty savings by purchasing the H&L Package. You can even choose your own desired builder! As a guide, base inclusions incorporate stone benchtops throughout the home, designer cabinetry, floor to ceiling tiling to both ensuites and main bathroom, black matte taps and door handles and high ceilings downstairs and upstairs. The proposed 275sqm floorplan features meticulous attention to detail and premium finishes as well as a flexible and fluid design. The home provides expansive family living and easy indoor/outdoor flow in fine style, it truly doesn't get any better than this. These two Torrens Titled allotments contain no encumbrances or easements giving you a stress-free opportunity to transform your dreams into reality. Allotment 1 (Proposed Res1) = Sold Build Area = 275sqm (approx.) Site Area = 375sqm (approx.) Allotment 2 (Proposed Res2) = Under Contract Build Area = 275sqm (approx.) Site Area = 375sqm (approx.) Additional features we love:- Four bedrooms all of generous sized proportions- Luxurious master bedroom with ensuite and walk through WIR- Other bedrooms with BIR- Floorboards to main areas/tiles to wet areas/carpet to bedrooms- Designer kitchen with butler's pantry- Stone tops with custom joinery throughout- 2.7m ceilings with aluminium windows- Luxury fixtures & fittings throughout- Floor to ceiling tiled designer bathrooms- LED downlights to main areas- Fully landscaped & low maintenance garden- Ducted reverse cycle A/C- Secure lockup double garage with panel lift door and internal access to home- Concreted driveway and paths- 5 Year Builder Warranty & 25 Year Structural Guarantee- 3 Month maintenance cover from Builder- Unzoned primary schools - within close proximity to Fulham North and Kidman Park Primary- Zoned to Henley High School and in walking distance to St Michael's Located only just minutes from the cosmopolitan Henley Square where you can enjoy local cafes, restaurants and specialty shops whilst also being a short drive to quality schools including St Michaels College and Henley High School. You're only a short 500m walk from the beautiful Henley Beach, so it truly is positioned in a lifestyle location. Seize this golden opportunity to purchase what is arguably one of SA's most premium and trending prominent beachside locations! CT: TBA Land Area: 375sqm (approx.) Title: Torrens Council: City of Charles Sturt Council Rates: TBASA Water: TBA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.