

**14/374 Henley Beach Road, Lockleys, SA 5032**



**Unit For Sale**

Thursday, 13 June 2024

14/374 Henley Beach Road, Lockleys, SA 5032

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Unit**



Petra Mells

0438833279

**\$395,000 - \$425,000**

Petra Mells of Ray White Grange is proud to present this freshly painted, solid brick 2-bedroom unit, located on the top floor, offering breathtaking city views and an abundance of natural light. The perfect start to building your property portfolio or entering into the property market or perhaps you're a FIFO worker wanting to be close to the airport - whatever the requirement, this property has it all. Featuring solid brick construction, this unit in a group of 18, provides durability, low maintenance, excellent insulation, and soundproofing. The fresh paint gives a modern and clean finish, making it move-in ready. The top-floor location ensures peace and privacy while allowing you to enjoy stunning city views. Timber flooring adorns the spacious living area with an open-plan layout perfect for relaxing and entertaining. The modern kitchen is equipped with quality appliances, ample storage, and a stylish design. Both bedrooms are generous in size, featuring built-in wardrobe to the master and large windows that let in plenty of light. The bathroom, which cleverly combines the laundry, maximizes space without compromising on style. The efficient layout ensures that laundry tasks are convenient and discreetly managed, with space for a washer and dryer, as well as ample storage solutions for all your necessities. With city views, you can enjoy the beautiful scenery from your living area and balcony. New ducted reverse cycle heating and cooling take care of your internal comfort all year round. With an eastern aspect, morning sunlight floods your home with warmth and light. This unit also includes an allocated parking space for your convenience. Located in a prime area, less than ten-minutes drive to vibrant Henley Beach, less than a 7km commute down Henley Beach Rd to Adelaide CBD, or 7min drive to the airport, this residence offers an enviable lifestyle. Walking distance to Kooyonga Golf Club and only streets away from access to the Linear Trail (cycling/walking paths), you'll be close to shops, cafes, public transport, and all the amenities you need. Ideal for first-home buyers, investors, this exceptional property is ready to become your new home. Nearby schools include: Lockleys Primary School, Lockleys North Primary School, St Francis School, St John Bosco School, Torrensville Primary School, Underdale High School, Nazareth Catholic College, Our Lady of La Vang School, Thebarton Senior College, St George College. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | WEST TORRENS Zone | GN - General Neighbourhood House | 60sqm (Approx.) Built | 1975 Strata fees | \$460 pq (Approx) Council Rates | \$TBC pa Water | \$153 pq (Supply charge only) ESL | \$TBC pa Expected rental return | \$400 per week