

**14 York Street, Henley Beach, SA 5022**

**CENTURY 21**

**House For Sale**

Friday, 27 October 2023

14 York Street, Henley Beach, SA 5022

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 646 m2**

**Type: House**



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## Auction Sat 11th Nov @ 1pm

Within arm's reach of Henley Square's shopping amenities, café culture and coastline, the unparalleled location of this c1910 character home graciously adds to the dignified statement made from its spacious 646sqm beachside parcel. Set on quaint York Street, the original stone and red brick façade stands proud amongst its nostalgic neighbours, creating quite the line-up of idyllic character homes of an enviable grand scale. Blooming front gardens, original stained glass and a traditional bullnose verandah create a charming curbside appeal, whilst the impeccably maintained and sympathetically extended interior manages to successfully savour the integrity of its generation. Polished pine floorboards pave the way under lofty ceilings and a decorative archway to four impressively generous bedrooms – or three and a formal second living zone – punctuated by picture windows, ceiling fans and original fireplaces. From here, the extension grants a kitted-out kitchen sure to lend a hand to those novice chef's - boasting Miele gas cooktop, Fisher & Paykel oven, Bosch dishwasher and a timber dining nook to gather around for meals on the go. A large servery window connects to open plan living and dining where relaxing is certain to come naturally, adorned in a line-up of picture windows that basks the space in north-facing sunshine and offers the most perfect perspective of the established cottage-style gardens. Tucked away to the back, you'll find a home office to privately take your Zoom calls, whilst cupboards conceal a large underground cellar to store heirlooms and your prized wine collection. Dual sets of timber-framed doors access the spacious backyard, one that provides plenty of scope for outdoor entertaining and maybe even a future swimming pool (STCC), alongside valuable rear access, double garaging and a garden shed. Presenting to the market with divine pre-summer timing, spend your upcoming sunny season lounging on the nearby sands, setting out for evening strolls along the Esplanade, and indulging in the outstanding local restaurant and café culture. Elite education sums up this perfect family premise, promising zoning for popular Henley High, along with easy reach to highly contended Star of the Sea, St. Michael's College and Fulham North Primary. More to love: • 400m to Henley Jetty • Side carport to park 3 vehicle off-street • Garage with 3 phase power and pit • Split system air conditioning & ceiling fans