

**14A Hoover Road, Henley Beach South, SA 5022**



**Sold House**

Friday, 6 October 2023

14A Hoover Road, Henley Beach South, SA 5022

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 359 m2**

**Type: House**



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**\$1,725,000**

Discreetly nestled in a desirable low traffic street, with the Henley Beach South Tennis Club just around the corner and only a short stroll to the pristine western beaches of Adelaide, this exciting modern residence offers an opulent executive lifestyle, perfect for the growing and established family. A generous open plan design features 4 spacious bedrooms, 2 living areas, 3.5 bathrooms, double garage and alfresco entertaining, all nestled on a delightful, easy care allotment where the emphasis is on luxury living and quality of lifestyle. Constructed by boutique Adelaide builders Grange Homes, the home is being offered to the market by the original owners. Sleek tiled floors, fresh neutral tones, 2.7m square set ceilings, black door handles, plantation shutters and LED downlights flow effortlessly throughout the modern open plan design. Relax in every day comfort in a large light filled family/dining room where a stunning modern kitchen overlooks, step seamlessly through stacker doors to a delightful alfresco entertaining portico complete with built-in barbecue and ceiling fan. Cook in contemporary comfort with composite stone bench tops, black glass Bosch cooktop & oven and integrated dishwasher, double sink, waterfall Island breakfast bar, large walk-in pantry and frosted glass splash backs providing the most appealing of amenities. All 4 bedrooms are generously proportioned, all double bed capable, all with sleek floating floors and robe amenities. Bedroom 4/guestroom is conveniently positioned on ground floor and features its own ensuite bathroom and built-in robes. The master bedroom offers 'his and hers' walk-in robes and ensuite bathroom. Bedrooms 2 and 3 both have walk-in robes. A double garage with auto panel lift door will securely accommodate your valuable vehicles while ducted, zoned reverse cycle air-conditioning ensures your year-round comfort. An upstairs living room provides perfect spot for the teens or kids, while a great location so close to the beach enhances the lifestyle benefits of this fabulous offering. Briefly:

- Outstanding, modern open plan residence on easy care allotment
- 2 separate living areas and 4 spacious bedrooms
- Sleek tiled floors, 2.7m square set ceilings, 2.4m doors, black door handles, plantation shutters and LED downlights
- Generous open plan family/dining room with gas log fire and direct alfresco access
- Stylish alfresco portico with ceiling fan and built-in barbecue
- Appealing modern kitchen overlooking the family room
- Kitchen boasting with composite stone bench tops, black glass Bosch cooktop & oven and integrated dishwasher, double sink, waterfall Island breakfast bar, large walk-in pantry and frosted glass splash backs
- All 4 bedrooms with sleek floating floors and robe amenities
- Master bedroom with ensuite bathroom and 'his and her' walk-in robes
- Bedrooms 2 & 3 with walk-in robes
- Bedroom 4/guestroom to the ground floor featuring ensuite bathroom and built-in robes
- Upstairs living room/retreat/rumpus room
- Opulent main bathroom with freestanding bath and separate powder room
- Ducted reverse cycle air-conditioning
- Ground floor powder room
- Under stair storage
- Easy care, synthetic lawn covered backyard with established gardens
- Rainwater tank
- Walk-through laundry with under bench appliance spaces
- Towering entrance hall to 4.5 m high
- Audio-visual doorbell

Perfectly located amongst the vibrant urban landscape of Henley Beach. Henley Square Foodland is just down the road for your daily requirements, with Westfield West Lakes close by with quality designer shopping and cinema complex. The beach is just a short walk away, perfect for your exercise and recreation, along with the upgraded Henley Square, just up the road, providing an outstanding seaside social hub. The zoned primary school is Henley Beach Primary School and the zoned secondary school is Henley High School. Quality private schools in the area include St Michaels College, Star of the Sea School, Nazareth Catholic College, St John Bosco School and St Francis School. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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 | City of Charles Sturt Zone | GN - General Neighbourhood \\ Land | 359sqm (Approx.) House | 293sqm (Approx.) Built | 2020 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa