

**16/267 Esplanade, Henley Beach, SA 5022**

**TURNER.**

**Unit For Sale**

Wednesday, 12 June 2024

**16/267 Esplanade, Henley Beach, SA 5022**

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Contact Agent

Open Wednesday 12th June 5:00-5:30pm & Saturday 15th June 10 - 10:30am. Please enter via Seaview Road. Welcome to your next chapter at 16/267 Esplanade, Henley Beach – a superbly located two-bedroom unit on the second floor meticulously maintained to offer a crisp, clean setting. Perfectly suited for downsizers, professionals and investors alike, this property gifts you with breath-taking views that are bound to impress. Residing in the tightly held complex of La Mer, this neat and tidy unit provides a fantastic opportunity to dive headfirst into coastal living. The modern, open-plan layout creates a sense of spaciousness, while the timber-look floors add an element of warmth. The terrace balcony is the cherry on top, an idyllic spot to enjoy sunsets and the gentle sea breeze. Key Features:- Two comfortably sized bedrooms fitted with built-in robes- New & modern open-plan kitchen- Brand-new induction cooktop and appliances- Large open living area- Two neat and tidy bathrooms- Single garage and additional parking space for one car- Ducted reverse cycle air-conditioning- Private courtyard – the perfect low-maintenance outdoor space- Allocated second car park for added convenience This enviable unit is a brief meander from the vibrant Henley Square, where you can indulge in local eateries, shopping, and the general hustle and bustle of this charming beachside community. School zoning for this property includes Henley High School and Fulham Gardens Primary School, ensuring the next generation's education is well catered for. Invest in a slice of secure coastal living, with the added benefit of lock-and-leave convenience. Enjoy the low-maintenance benefits of unit living without compromising on location or comfort. 16/267 Esplanade, Henley Beach is sure to tick your property boxes. CT / 5046 / 271 Year built / 1990 Equivalent Building Area / 100 sqm (approx.) Council / City of Charles Sturt Council Rates / \$1,971.90 p.a. (approx.) Water & Sewer / \$221.56 p.q. (approx.) ESL / \$195.15 p.a. (approx.) Strata Title Admin/Sinking / \$1,351.02 p.q. (approx.) Rental Letter / \$800 - \$850 per week Speak to TURNER Property Management about managing this property #expectmore RLA 62639