

**19 Swanwick Street, Henley Beach, SA 5022**



**House For Sale**

Tuesday, 21 November 2023

**19 Swanwick Street, Henley Beach, SA 5022**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 534 m2**

**Type: House**



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## Auction

Auction | 14th of December 5:30pm (USP) Perfectly located less than 400m to the golden sands of the Henley Beach foreshore this well maintained, solid brick home sits proudly upon a generous allotment of 534m<sup>2</sup> and offers endless opportunity to the discerning buyer. Currently comprising of three generously sized bedrooms, a spacious open plan living & dining area, formal lounge, functional kitchen and central bathroom the home is ready for you to move straight in and enjoy the lifestyle that is on offer whilst also offering the potential to further extend and renovate the property to suit your needs and add significant value. Boasting a rare 534m<sup>2</sup> allotment with a generous 15.24m frontage and valuable rear access, the property also presents as an exciting opportunity for your dream home. Nestled amongst other quality homes and with valuable access to quality schools, such as St Michaels College, Star of the Sea and being zoned to Henley High School as well as fantastic shopping, quality restaurants, and convenient public transport, you and your family will be certain to embrace a rewarding lifestyle in one of South Australia's most sought after locations.

**Key Features:-** Large open plan living and dining area with ceiling fan- Timber kitchen complete with breakfast bar and quality appliances- Formal lounge room at the front of the property with fireplace- Three generous sized bedrooms – master bedroom includes ceiling fan and built in robe- Central family bathroom with bath, shower, vanity and separate toilet- Laundry room with sink and direct external access- Well maintained front and rear yard- Large rear yard surrounded by low maintenance garden- Large lock up shed at rear of property- Ample off street parking including rear access- Large 534m<sup>2</sup> allotment with 15.24m<sup>2</sup> frontage

Occupying a prime position within one of South Australia's most highly sought after and tightly held beachside suburbs, the discerning buyer will be sure to embrace an enviable, low maintenance lifestyle with a level of connectivity to all the essential amenities that is second to none. There's so much to love about this Swanwick Street address, with the stunning beaches of Henley Beach and Grange just a short stroll away, and with the ever-popular Henley Square providing immediate access to trendy cafés, award-winning restaurants, and a variety of local shops to facilitate an enviable lifestyle defined by complete convenience.

Year Built / 1951 Land Size / 534m<sup>2</sup> Frontage / 15.24m<sup>2</sup> Council / City of Charles Sturt Council Rates / TBC

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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416