

**2/30 Henry Street, Payneham, SA 5070**

**HARRIS**

**Sold House**

Friday, 18 August 2023

2/30 Henry Street, Payneham, SA 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

**\$531,000**

With three bedrooms, allocated double carport and spacious open-plan living to go with its private rear courtyard, this deceptively spacious homette in a quaint group takes the perks of a larger home and packages them up into something you - or your tenants - can actually handle. You won't just handle it. You'll love it. Particularly the way light streams into that main living room, shining a spot on its timber-look floors and an open-plan eat-in kitchen with a dishwasher, gas cooktop, plenty of storage and raked ceilings that rise to the heavens. If you don't need all three bedrooms - each boasting built-in storage - it's nice knowing you can work from home or create your very own dressing room at the drop of a hat. It's a floorplan that also welcomes the decision to start a family. That secure courtyard will take an outdoor setting - and your small pet - in its stride, all just a casual stroll from public transport, the boundless and community-centric Payneham Oval, not to mention no more than a 15-minute zip in the car from the CBD. It's almost too easy. More to love:- Set back from the street in a small group for extra peace and privacy - Perfect for first homebuyers, downsizers, singles, couples and investors alike - Ready to reside in or rent out - Efficient split R/C for year-round comfort - Large bathroom and separate laundry - Ultra low-care gardens - Soft neutral colour scheme - Large master bedroom - Loads of storage - Close to a range of shopping options, including Marden Shopping Centre - Less than 10 minutes from The Parade - And more. Specifications:CT / 5054/493Council / Norwood Payneham & St PetersZoning / GNBuilt / 1974Council Rates / \$1,159.38paStrata Rates / \$412.50pqStrata Manager / Horner ManagmentEmergency Services Levy / \$paSA Water / \$pqEstimated rental assessment: \$520 - \$550 p/w (Written rental assessment can be provided upon request)Nearby Schools / Felixstow P.S, Marryatville H.SDisclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409