

264A Military Road, Henley Beach, SA 5022

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 6 March 2024

264A Military Road, Henley Beach, SA 5022

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Best Offers by 25/3 (USP)

Best Offers By Monday the 25th of March at 5pm (Unless Sold Prior). Embrace a fulfilling coastal lifestyle a stroll to Grange Jetty and just 1km to Henley Square on Military Road. Presenting with four bedrooms, 3.5 bathrooms and dual living areas, this executive 2018 residence offers a world-class lifestyle from a stylish contemporary home base on an easy-care 307m². Behind an architectural façade facing west over Military Road, enter the home onto floating floors that carry through the ground floor living space. A large ground floor carpeted double bedroom is ideal for guests or teens, and includes a walk-in robe, with an adjacent bathroom completing the picture for practicality. Open plan living is made all the more generous with two outdoor living spaces to choose from, accessed via glass sliding doors and allowing for a true indoor / outdoor lifestyle. Surrounded by lawn and good neighbour fencing, the overall effect of one of a lush, private retreat with plenty of options. Servicing all your family needs and nights of home entertaining, the striking monochrome kitchen comes together between stone bench tops and fresh white cabinetry, with a walk-in pantry and stainless steel appliances making your life tidier and easier. Upstairs to the carpeted second storey, a large lounge room offers a comfortable escape from the busyness of open plan living, with a sunny study nook overlooking the street. Two double bedrooms are fitted with built-in robes, with an adjacent powder room and white and bright bathroom. The spacious main bedroom includes a large walk-in robe and a stylish ensuite, complete with a large family-friendly bathtub. Masterfully planned and executed, this stylish family residence is yours for the taking in the heart of the coastal action on Military Road. Enjoy morning swims in the sea and evening strolls along the esplanade, sign up to Grange Golf Club and become a regular at the many dining hotspots of Henley Square. In this home just 200m to takeaway options and your caffeine fix at Coffee Journey, you're also within easy reach of Drakes, Foodland and Woolworths. Life is easy breezy on this beautiful section of coastline between Grange and Henley Beach on Military Road. More features to love:- Reverse cycle ducted A/C throughout- Secure double garage with pane lift door and off-street parking for two more cars- Laundry with storeroom and plenty of storage throughout- Secure alarm system- Gas hot water system- Rainwater tank and irrigation to front and rear gardens- Close to Fulham Gardens Primary and St Michael's College and within the catchment area for Elizabeth O'Grady Kindergarten- Easy access to public transport along Grange Road plus East Grange Railway Station- Just 200 to the shore and under 9km to the Adelaide CBD Land Size: 307sqm Year Built: 2018 Title: Torrens Council: City of Charles Sturt Council Rates: \$2,718.10 PASA Water: \$1,587.23 PQES Levy: \$246.50 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.