

28A Bolingbroke Avenue, Henley Beach, SA 5022



House For Sale

Wednesday, 6 December 2023

28A Bolingbroke Avenue, Henley Beach, SA 5022

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Jae Curtis
0872257877



Jayden Lugg
0435137911

Best Offer By 18/12 at 5pm (USP)

This effortlessly stylish north facing rear courtyard home offers all the essentials for low-maintenance living in the heart of Henley Beach. Constructed with a focus on functionality, this property has been meticulously maintained, ready for you to move in and relish an outstanding seaside lifestyle characterised by total convenience and quality. Showcasing a highly functional floorplan comprising of three-bedrooms, an open-plan living space, a well-appointed kitchen with ample storage and bench space, as well as a stylish two-way ensuite bathroom. The outdoor space is equally spacious, providing an ideal setting for entertaining guests. Rental Projection: \$650-\$675pw. This rare and exciting opportunity is perfect for families, downsizers, and savvy investors looking to secure an impressive, low-maintenance home and immediately indulge in the enviable lifestyle offered in one of South Australia's most highly sought-after beachside suburbs.

Key Features:- Master bedroom featuring a walk-in wardrobe, and a two-way ensuite bathroom complete with shower, toilet, double vanity, and spa bath.- Two additional bedrooms – both generous in size, featuring heating & cooling and one with a built-in wardrobe.- Functional kitchen featuring ample bench, pantry/cupboard space and quality appliances.- Spacious, open-plan living and meals areas adjacent to the kitchen and opening out to the alfresco entertainment. - Separate laundry featuring convenient external access.- Quiet and tranquil alfresco setting with an opening louvered roof pergola with automatic rain sensor, overlooking the generous manicured lawned area. The pergola provides the perfect setting for entertaining year round.- Single Car Garage with automatic roller door and ample off-street vehicle accommodation.- New Ducted reverse cycle air conditioning unit installed in 2020. - Close to all amenities- Close to public transport- Zoned for Henley High School zone. 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 prestigious address, with the stunning beaches of Henley Beach and Henley Beach South 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.

Specifications:Year Built / 2008Council / Charles SturtLand Size / 337 M2Council Rates / \$421 pq.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 329240