

3/260 Military Road, Henley Beach, SA 5022



Unit For Sale

Thursday, 18 January 2024

3/260 Military Road, Henley Beach, SA 5022

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jae Curtis
0402694012



Jayden Lugg
0435137911

\$475K - \$495K

Nestled within a tranquil and meticulously maintained single-level enclave of four residences, this impeccably presented solid-brick unit provides an affordable entry point into the thriving beachside suburb of Henley Beach. Thoughtfully updated throughout, it strikes an ideal balance between comfort and convenience, offering a spacious interior that represents a fantastic opportunity for those seeking an enviable, low-maintenance lifestyle just moments from the beach. Exhibiting an outstanding utilization of space and adorned with top-tier fittings and finishes throughout its highly functional floorplan, the unit offers all the right elements for first home buyers, downsizers and investors hunting down the perfect care-free package.

Key Features:

- Two generously sized bedrooms – both featuring built-in wardrobes and ceiling fans
- Spacious and light-filled front lounge with a ceiling fan and air conditioning
- Functional kitchen featuring quality appliances, dishwasher, ample bench space, and a large pantry cupboard
- Well-appointed dining area adjacent to the kitchen
- Central bathroom complete with shower, toilet, and vanity
- Separate laundry with convenient external access to the courtyard
- Large private courtyard with ample room for a BBQ – ideal for entertaining guests
- Well maintained community grounds, low maintenance garden + lock up garden shed in your private courtyard
- Stunning polished timber floorboards throughout the property
- Air conditioning installed for maximum year-round comfort
- Designated personal carport space – ideally situated at the front of the unit

You'll be sure to embrace the enviable beachside lifestyle, and vibrant Henley Square atmosphere, with immediate access to great local shops, trendy cafés, and renowned restaurants. This is a true lifestyle location, offering ultimate convenience with a variety of great public transport options, making the commute to the Adelaide CBD and other popular amenities' a breeze. Your tranquil and stress-free future awaits – be quick to secure such an incredibly well-presented property in an equally attractive location.

Year Built / 1970
Council Area / City of Charles Sturt
Zoning / GN General Neighbourhood
Administration Fund / \$320 per quarter (approx)
Sinking Fund / \$187.50 per quarter (approx)
Council Rates / \$1,105.00 (approx)
SA Water / \$142 (approx)
CT Volume / Volume 5848 Folio 81

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