

3 Tyler Street, Henley Beach South, SA 5022



Sold House

Monday, 28 August 2023

3 Tyler Street, Henley Beach South, SA 5022

Bedrooms: 4

Bathrooms: 2

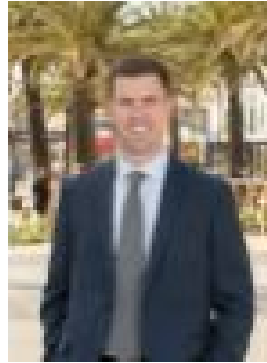
Parkings: 2

Area: 817 m2

Type: House



Adam Keane
0421225630



Chris Daley
0422465689

\$1,480,000

Positioned in a highly convenient location, this property offers the perfect blend of beachside living and accessibility. Within a short leisurely stroll, you'll find yourself on the pristine shores of Henley Beach or embarking on a scenic ride along the Linear Park bike trail, which conveniently leads to the heart of Adelaide City. Ideal for either renovating or embarking on your next development project (STCC), this solid brick gem is situated on over 800sqm (approx.) block of land. Comprising four generously sized bedrooms and an open-plan kitchen and dining space, there is also potential for dual living arrangements. A large additional dining and living space, with an attached study and bathroom promotes flexibility for guests and extended family, or even generate rental income. Stepping outside, the low maintenance backyard features an expansive inground swimming pool perfect for summer and gatherings. A large double shed/garage enables secure parking for vehicles. Convenience is at the forefront of this property, with local transport options nearby, making commuting a breeze. Additionally, residents will find themselves within walking distance of schools, including Henley Primary School and Henley High School. Henley Square Pavilion and Harbour Town are moments away, and a seaside culture second to none with popular cafés, restaurants and bars dotted throughout the area adding an unrivalled and well-known vibrancy to this iconic stretch of Adelaide's coast.

What we love:

- Solid brick construction on 817 sqm (approx.) land
- Four spacious bedrooms
- Open-plan kitchen and dining area
- Potential for dual living arrangements
- Additional living space with a study and bathroom
- Low-maintenance backyard with inground swimming pool
- Large double shed/garage for secure parking
- Easy access to local transport options
- Walking distance to Henley Primary and High School
- Less than 10 minute drive to Adelaide Airport
- Short stroll to Henley Square and beach

Auction: 16th September 2023 at 1:30pm (unless sold prior)

Land Size / Approximately 817m² Frontage / 15.98 m Year Built / 1963 LGA / Charles Sturt Zoning / General Neighbourhood CT / 5447/149

Approximate Outgoings: Water Sewer / \$180.36 PQ Water Supply / \$74.20 PQ Council Rates / \$2,327.35 PA ESL / \$102.20 PA

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at our office at 411 Brighton Road, Brighton for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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.