

**31 Lexington Road, Henley Beach South, SA 5022**



**Sold House**

Saturday, 20 January 2024

31 Lexington Road, Henley Beach South, SA 5022

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 750 m2**

**Type: House**



Jae Curtis  
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**\$1,560,000**

Set on a large allotment of 750M2 (approx) with a generous 18.23M frontage (approx) and perfectly positioned just seconds from pristine beaches, and walking distance to reputable schooling and Henley Beach Square. Situated on the highly desirable Lexington Road, this solid-brick home presents the discerning buyer with a number of exciting opportunities; to move straight in and enjoy, renovate/update the current home, or unlock the full potential of the land through a new build or potential development (STCC). Occupying a prime position in the heart of Henley Beach South nearing the Henley Beach South coastline, linear trails, Henley Beach Square and desired local schooling - there are numerous factors that make this offering an incredibly appealing prospect for investors, developers, and anyone looking to capitalise on a fantastic coastal location and build their dream home. Solid in its original construction, the home boasts a functional floorplan, currently comprising of three bedrooms, formal lounge, functional kitchen/meals area, central bathroom and laundry & complete with a massive backyard that's full of potential. Land Size / 750M2 (approx) Council / Charles Sturt Council Rates / TBC 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 254416