

**32A Lawrie Street, Henley Beach, SA 5022**



**Sold House**

Friday, 12 April 2024

32A Lawrie Street, Henley Beach, SA 5022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 418 m2**

**Type: House**



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**\$1,230,000**

Custom designed and built circa 2017 by award winning builder Dechellis Homes. Set on a generous 418sqm allotment with over 250sqm of undercover living space. Featuring three generous sized bedrooms, two bathrooms, two separate living zones and a large outdoor patio entertaining area. All capped off with off street parking for up to four vehicles and a stunning in ground heated swimming pool, this one ticks all the boxes. Situated in arguably one of Adelaide's most popular coastal suburbs, and positioned in a quiet no through road. Set within easy walking distance to all local amenities including the Beach and Henley Square. With an abundance of two story new construction homes in the area, high quality single story homes are few and far between. Don't miss your chance to secure this outstanding offering in a bullet proof location.

Enriched with many fine attributes throughout which include:-  
- Feature stone façade.  
- Open plan main living / dining room, integrates with the outdoor alfresco via dual slider doors ideal for entertaining.  
- Trendy kitchen is equipped with a full sized butler's pantry, island bench, gas cooktop, electric wall oven, dishwasher and plenty of cupboard storage.  
- Second separate lounge / theatre room.  
- Master bedroom includes a walk in closet and a luxurious fully tiled ensuite bathroom.  
- Bedroom 2 located at the front of the home is double sized and includes a built in robe.  
- Bedroom 3 off the main hallway also includes a built in robe.  
- Main bathroom services bedrooms 2 and 3 and includes a large open vanity, separate toilet and both a bath and shower.  
- Separate powder room off of the laundry.  
- Large outdoor alfresco area has room for both an outdoor lounge and dining setting. Space to build in a full outdoor kitchen with gas and water provisions in place.  
- Stunning in ground solar heated swimming pool includes feature glass fencing and a pool cover.  
- Low maintenance rear yard with a usable lawn area and tool shed.  
- Dedicated parking for two vehicles undercover with both a lock up garage and undercover carport. Space for a further two cars off street in the driveway.  
- Dedicated store room / workshop located behind the garage.  
- Combination of modern floor tiles in the main living space and carpet to all bedrooms.  
- Stylish selection of all window treatments.  
- Zoned ducted reverse cycle system throughout.  
- Solar electrical system.  
- Intercom system.  
- Gas provision in place to add a fireplace in the main living area.  
All this and more in highly sought after seaside suburb of Henley Beach. Located within walking distance to St Michaels College, Henley high, Fulham Gardens primary, numerous parks, local shops and cafes, public transport and much more. With easy access back into the Adelaide CBD via Grange Road & to the Adelaide airport via Tapley's Hill road this location has it all. Contact Agents for further, information inspection is a must! RLA183205