

39 Griffiths Street, Henley Beach, SA 5022



Sold House

Friday, 1 September 2023

39 Griffiths Street, Henley Beach, SA 5022

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 684 m2

Type: House



Anthony Fahey
0882359822



Samuel Parsons
0431934575

\$1,380,000

This much loved solid brick residence offers an exciting opportunity to secure a prized piece of Henley Beach real estate. Set on a generous 684sqm corner allotment providing an exciting redevelopment opportunity STCC or the ability to design and built your dream home. Positioned in a quiet tree lined street with the Griffiths Reserve and Henley Oval located at each end of the street providing ample green space for families. With the Beach and vibrant Henley Square precinct just a brisk walk up North Street, the location simply doesn't get much better than this. Zoned 'General Neighbourhood' in the city of Charles Sturt council. Features of the home include:- Large formal lounge / dining room includes a combustion heater.- Additional living / sitting room upon entry.- Dedicated dining area off of the kitchen.- Kitchen features quality timber cabinetry, dishwasher, stainless steel oven and puratap.- Bedrooms 1 & 2 include built in robes.- Bedroom 3 could also be used as a study.- Bathroom includes a bath and shower with a separate toilet.- Practical laundry room with rear access.- Double carport.- Tool shed.- Patio entertaining area.- Dedicated parking bay for a boat / caravan.- Ducted evaporative cooling system plus R/C split system unit and ceiling fans.- Solid timber & carpet flooring.- Manicured front and rear yards with mature fruit trees. All this and more in highly sought after coastal suburb of Henley Beach. With great schooling options within walking distance including Henley High, St Michaels College and Fulham North Primary. Don't miss your chance to secure this outstanding offering. Auction on Site Saturday 23rd September @ 3pm! Contact Agents for further information. PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. 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 and financial advice. RLA 183205