

# 6/172 SEAVIEW ROAD, Henley Beach South, SA 5022

## Unit For Sale

Friday, 5 January 2024

6/172 SEAVIEW ROAD, Henley Beach South, SA 5022

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: Unit



Ricky Flynn

## Contact Agent

Are you yearning for a beachside lifestyle with proximity to the city? Look no further! Our charming, tenanted, 2 bedroom, 1 bathroom home in Henley Beach South, just moments from the sparkling sands is the perfect blend of comfort and convenience. Nestled in a prime location, this gem is a stone's throw from top-notch schools and bustling shopping centres. It's an idyllic setting for young families to grow and create lasting memories. Step inside and be greeted by an open floor plan that seamlessly integrates living, dining, and kitchen areas – perfect for family gatherings and entertaining friends. The appliances in the kitchen add a touch of sophistication, making meal preparations a breeze and the floors have all been recently updated with modern fixtures. Bask in the abundance of natural light that floods through large windows, creating a warm and inviting atmosphere. Each bedroom is a cosy retreat, promising a peaceful night's sleep after a fun day at the beach. This property isn't just a home; it's a lifestyle. Imagine weekend strolls on the beach, picnics in nearby parks, and convenient shopping trips – all within easy reach. Don't miss this opportunity to secure your slice of Henley Beach South. Embrace the relaxed, beachside living while enjoying the perks of city life. Your dream home awaits! Year Built | 1973 Land Size | 67.86 m<sup>2</sup> Zoning | Waterfront Neighbourhood Type of Title | Strata Local Council | City of Charles Sturt Easements | TBC Council Rates | TBC Strata/Body Corp Rates | TBC Water Rates - Supply | \$74.20 per quarter Water Rates - Sewerage | \$79.50 per quarter ESL | TBC Investors take note: The property is currently leased for \$420.00 per week until September 2024.

\_\_\_\_\_ If you don't want to miss your opportunity to view this property and make your interests known, the quickest way to book a viewing and/or make an offer is to submit an enquiry from this site (get in touch button).

\_\_\_\_\_ Real People Real Estate have implemented extra precautions to our weekend inspections and private viewings to ensure the health and well-being of our clients, the community and our team as this is extremely important to us. We ask that if you display any cold or flu-like symptoms to please contact the sales consultant directly to discuss alternate ways to view this property, feel free to also contact the sales consultant if you have any further questions or concerns. As for now, stay safe and we will see you at the open inspections. **DISCLAIMER:** We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors nor their Agent can accept responsibility for error or omissions. Interested parties should make their own inquiries and obtain their own legal advice. All inclusions and exclusions must be confirmed in the Contract of Sale. RLA 310854