

**7/168-170 Seaview Road, Henley Beach South, SA
5022**

HARRIS

Sold Unit

Saturday, 2 December 2023

7/168-170 Seaview Road, Henley Beach South, SA 5022

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$495,000

If you're ready to escape the hustle and bustle and embrace a sea change, the timing might be just right to explore Henley Beach South. Set in a quiet group of 8, this two bedroom upstairs unit has enjoyed a tasteful makeover to create the perfect lock up and leave base for those with seaside aspirations. Freshly painted throughout the unit, both bedrooms are complete with new carpet; the main with new mirrored built in robes, a ceiling fan, and beautiful wide windows, keeping cool with double glazing. In the second bedroom, or study, experience more pine-lined views, fresh carpet, and another ceiling fan for extra comfort. Open plan living/meals looks fresh and chic thanks to modern timber-look floors. In the kitchen, fresh white cupboards both below and overhead deliver ample storage space, while a microwave nook maximises already generous counter space. With a double sink, stainless steel oven, and Puratap, you're set. A combined bathroom/laundry is fully tiled, fresh and white, and complete with a bath to finish off those long days. Even for those CBD workers, it's an easy move to Henley, thanks to the direct commute down Henley Beach road. Think morning swims, evening walks, and weekends inviting friends down to your seaside pad... Whether a clever investment, or a purposeful lifestyle manoeuvre, Henley Beach South is calling. Features to love:- Reverse cycle ducted A/C throughout- Double glazed glass to bedroom windows- Freshly painted- New floors throughout- Private balcony with views to the sea- Just 180m to the beach down Lexington road- Easy access to Henley and West Beach Primaries, Henley High and Henley Kindergarten- Air Conditioning ducted to all rooms- Second Bedroom includes new built in robes- Walk to Henley Beach Hotel, Beach Break Cafe to the South, and to the North, the updated Henley Square precinct- The property is currently tenanted at \$430 per week until 13/12/2023. Specifications: CT / 5402/592 Council / Charles Sturt Zoning / WNBuilt / 1973 Council Rates / \$1,228pa Strata Rates / \$690pq Strata Manager / Adcorp Property Group Emergency Services Levy / \$99.85pa SA Water / \$146.65pq Estimated rental assessment / \$430 - \$450 per week / Written rental assessment can be provided upon request Nearby Schools / Henley Beach P.S, West Beach P.S, Fulham North P.S, Fulham Gardens P.S, Henley H.S. 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 (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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409