

11A Sims St, Henley Beach South, SA, 5022



House For Sale

Tuesday, 15 October 2024

11A Sims St, Henley Beach South, SA, 5022

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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Luxury, Leisure, and Location

This immaculately presented single-storey house represents a perfect blend of modern convenience and luxury living. Built in 2010 and recently renovated, the home showcases a thoughtful layout with high-end finishes that cater to a contemporary lifestyle. The property impresses with its prime location, providing easy access to renowned schools, vibrant shops, and enticing recreational spaces. With the home's proximity to Henley Square and the picturesque Henley Beach, both relaxation and entertainment are just moments away. Adding to the appeal is the seamless commute to Adelaide CBD, ensuring this residence combines lifestyle and location.

This well-designed home offers three spacious, carpeted bedrooms, including a master suite with a generous ensuite and dual dressing rooms. The expansive main bathroom, complete with separate vanity, bath, and shower, caters to family needs with ease. The heart of the home is the open-plan family dining area featuring a fully renovated custom kitchen, equipped with premium Bosch appliances and luxurious Caesarstone finishes. The landscaped outdoor area includes a stunning new swimming pool and a delightful paved patio, perfect for hosting gatherings or enjoying serene moments. This property promises a lifestyle of ease and elegance in a sought-after neighbourhood.

Key features of the property include:

- 3 spacious bedrooms, main with ensuite and dressing rooms
- 2 modern bathrooms and additional media room
- 2023 fully renovated custom kitchen with Caesarstone finishes, soft close cupboards and draws, coffee nook, LED lighting and 1000mm plumbed fridge alcove
- Bosch smart appliances including oven with steamer function & 900mm Induction cooktop
- Engineered timber flooring in living areas
- 10.4kW solar system with 10kW battery, and energy-efficient heat pump hot water service, 3 phase power
- 2023 Freedom Pools installed saltwater chlorinated swimming pool with heat pump, swim jets, spa jets along bench seat, custom hidden blanket box, heat pump for extended season of use and app controlled system including customisable LED's
- Paved outdoor entertaining patio with ceiling fans
- Single garage with internal access and storage facilities
- Reverse cycle air conditioning and rainwater tank
- Situated on approximately 375sqm
- Proximity to parks, schools, shops, and public transport
- Just a brief stroll from the Breakout Creek Wetlands, offering relaxation and recreational opportunities

This exquisite property offers exceptional living with premium facilities in a prime location. Embodying modern elegance and convenience, it is perfect for those seeking a harmonious blend of luxury and lifestyle.

Specifications:

Year Built / 2010

Council / Charles Sturt

Rates / \$573 PQ (approx.)

ESL / \$217 PA (approx.)

SA Water / \$257 PQ (approx.)

Rental Projection / \$850 - \$900PW

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