

**12 Northey Avenue, Henley Beach, SA 5022**

**House For Sale**

Wednesday, 26 June 2024



12 Northey Avenue, Henley Beach, SA 5022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 304 m2**

**Type: House**



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## Contact Brett Taylor

A price guide to be released Wednesday 3rd of July. Brett Taylor from Magain Real Estate is proud to present this exceptional three bedroom, two bathroom family home positioned in the heart of Henley Beach. Flawless in presentation & design, this property was built with comfort in mind. The home boasts multiple living areas, undercover outdoor entertaining which is flooded with natural light. The spacious open plan kitchen area features stainless steel appliances with gas cook cooktop, stone benchtops, dishwasher, breakfast bar & ample space for food preparation & cupboard storage. Heating and cooling are also covered, with ducted reverse cycle air conditioning. The accommodation is set out across two levels with the spacious master bedroom on the ground level which features a raised ceiling, ensuite bathroom & walk in wardrobe. Bedrooms two & three both feature built-in wardrobes, with bedroom three having a private Juliette balcony. Enjoy a beach lifestyle & become part of the growing Henley & Grange café scene as it's only a short stroll to Henley Square & the prestige Grange café strip. With its quality build & position, there's a world of lifestyle opportunities right on your doorstep. Features you'll love:- Double garage with remote access & direct entry to home- Spacious open plan kitchen, living & dining areas- Second living area with Kitchenette- Lots of windows for an abundance of natural light throughout- Ducted reverse cycle air conditioning- Ground level master bedroom with ensuite & walk in wardrobe- Bedrooms two & three both have built in wardrobes- Study Nook- Bedroom three features private Juliette balcony- North facing family bathroom with bath, separate shower & vanity- Three toilets- Undercover outdoor entertaining area with raised decking - Instant Gas hot water system- Downlights throughout- Roller blind window furnishings- Additional under stair storage- Quality carpet to all bedrooms & first floor living- Excellent lock & leave attributes in security alarm system & lockable entry gate- NBN ready Living in Henley Beach has so many benefits, with multiple reserves, playgrounds, quality schools and shopping in close proximity. Less than 200m is the picturesque Fleetwood Reserve, this lush green park has a playground & plenty of room for the family & pets play. A short 10 minute drive will find you at Adelaide Airport and its under 10km to Adelaide's CBD. It's also ticks the boxes for quality schools in St Michales College & zoned for top public schools in Fulham Gardens Primary & Henley High School all in close walking distance. Don't miss the opportunity to own a prime piece of Real Estate in the highly desired beachside suburb of Henley Beach. "When making your enquiry, please ensure you provide your best contact number so I can keep you up to date with the properties status". Contact Brett Taylor on 0439 581 680 for further information. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. RLA 310071