

# 141A East Terrace, Henley Beach, SA 5022

## House For Sale

Tuesday, 25 June 2024



141A East Terrace, Henley Beach, SA 5022

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 361 m2

Type: House



Amity Dry  
0438144224



Maddy Tan  
0484607367

**\$1.5m**

Auction Sat, 6th Jul - 1.30pm (usp) If living a leisure stroll from the soft sands of Grange Beach has always been high on your wish list, then let this light-spilling Scott Salisbury stunner be the seaside haven you're searching for. From its sweeping split-level footprint gliding over honey-toned timber floors, to its enchanting open-plan entertaining banked by gallery windows, effortless alfresco flow, and helmed by the spacious chef's zone letting you serve, scan and socialise with one hand on the pan and a glass of vino in the other - 141A East Terrace delivers beautiful lifestyle brilliance. Together with a well-conceived floorplan that privately places the bright and airy master bedroom on the ground level, complete with its own luxe ensuite and walk-in wardrobe, and two more double bedrooms claiming the upstairs alongside a lofty retreat perfect for giving the kids their own space to rule and roost. Rear laneway access lets you zip the whip out for coastal cruises or leave the keys inside and descend on the much-loved esplanade for welcome weekend walks or rides. Growing families will find as much convenience as executive couples eager for a beachside escape, with schools a stone's throw away, along with local cafés, popular restaurants and trendy bars dotted from your doorstep all the way to Henley Square. Features we love... - Beautiful open-plan living, dining and designer kitchen combining for one elegant entertaining hub flooding with natural light - Built by highly regarded Scott Salisbury Homes - Seamless extension to the all-weather, timber-decked alfresco inviting tranquil morning coffee routines, fresh air lunches and balmy twilight evenings with friends - Spacious foodie's zone ready to handle the morning rush as much as inspire stress-free culinary triumphs, great bench top space, abundant cabinetry and cupboards, as well as gleaming stainless appliances - Light-filled ground floor master bedroom featuring durable carpets, WIR, BIR with concealed powder desk, and luxe ensuite - 2 additional double bedrooms, both with durable carpets and BIRs - Light and bright main bathroom featuring separate shower and relaxing bath, heat lamps - Lovely and lofty upstairs retreat with space for a study nook - Functional laundry with guest WC, and zoned ducted AC throughout for year-round comfort - Low maintenance property with neat, sunny front and rear lawns - Secure double carport with private rear laneway access - Close to leafy, pristine nature trails, and moments to Fulham Gardens Primary, Henley High, as well as St Michael's College - 600m to the soft sands of Grange Beach for unrivalled seaside access and a fun-filled summer lifestyle - 3-minutes to the vibrant Henley Square for all your café, restaurant and bar options, and under 5-minutes to the bustling local shopping centre from Fulham Gardens to West Lakes Westfield Certificate of Title - 6012/329 Council - Charles Sturt Zoning - GN - General Neighbourhood Year Built - 2007 Land Size - 361m<sup>2</sup> Total Build area - 254m<sup>2</sup> Council Rates - \$2,464.95 pa Emergency Services Levy - \$231.40 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403