

17 Stewart Street, Henley Beach, SA, 5022



House For Sale

Monday, 23 September 2024

17 Stewart Street, Henley Beach, SA, 5022

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Effortless Coastal Lifestyle – 400m from the Beach!

Nestled in the sought-after beachside suburb of Henley Beach, this immaculate courtyard home presents a coveted blend of luxury and low-maintenance living just a mere 400 meters from the pristine shoreline. The property's tranquil setting is matched by its thoughtful design, offering a harmonious balance between private retreat and entertaining haven. Upon arrival, the spacious entry/study with a generous built-in cupboard greets visitors, flowing seamlessly into a central lounge area, setting the stage for a residence that boasts both function and elegance.

The meticulously appointed kitchen serves as the heart of the home, featuring a Miele dishwasher, gas cooktop, generous pantry, and ample bench space complemented by extensive storage options. This culinary space overlooks the family/dining area, which opens out to an expansive pergola bordered by an established lawn and lush garden, poised for memorable gatherings. The master suite, positioned at the front, includes a built-in-robe, ensuite, and a picturesque bay window with views of the vibrant front garden. The additional bedrooms are well-sized, with one offering built-in robe.

Additional features of this delightful property include:

- Functionality and aesthetic appeal are evident in the thoughtful design of the laundry, which easily doubles as a butler's pantry, offering additional preparation space and storage solutions
- A neutral colour palette, engineered timber flooring in the living areas and plush carpeting in the bedrooms
- Ducted evaporative air conditioning and additional split system in the living area. Ceiling fans in two bedrooms and both living areas add to the year-round comfort
- Ensuring security and peace of mind, the property boasts a secure gated entry, security screen door, security system, and outdoor blinds
- A double garage with automatic roller door grants secure parking, conveniently accessed via a rear laneway
- Fully fenced garden, presenting a sanctuary for pets and a secure area for children to play
- Sustainability features include solar panels, contributing to reduced energy costs and an eco-friendlier footprint
- Rating 4.1 insulation installed January 2024
- Outdoor blinds contribute to the home's efficiency and comfort
- Main bathroom with floor-to-ceiling tiles and a frameless shower, plus additional guest toilet for convenience

This property is a prime offering for executive couples, families, downsizers, or investors seeking a slice of coastal living without compromise. Not just a place to reside, but a lifestyle choice, nestled in a pocket of prestige close to Henley & Grange beaches, Henley Square, and Westfield West Lakes, with excellent schools and public transport within reach. A property that stands ready for immediate occupancy, inviting new owners to indulge in an enviable location and embrace a life of leisure and luxury.

Specifications:

Year Built / 2002

Council / Charles Sturt

Rates / \$561 PQ (approx.)

ESL / \$213 PA (approx.)

SA Water / \$254 PQ

Rental Projection / \$750 - \$800 PW

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 inquiries and obtain their own legal advice. RLA 329240.