

23 Belfast Street, Henley Beach, SA 5022

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 10 July 2024

23 Belfast Street, Henley Beach, SA 5022

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 696 m2

Type: House



Zac Watts

0448217726



Nadia Covino

0427003933

\$1.3M

Auction on Saturday 27th July at 4:00pm (Unless Sold Prior) Taking both mid-century charm and contemporary design up a notch, this solid c1956 residence provides a coveted coastal stance to move straight in and relish the enviable locale without having to lift a finger. Set back from Belfast Street to offer a playful base for kids and pets within the secure yard, the 696sqm parcel is used to its full potential from front to back boundary. Polished pine floorboards take you through a beautifully renovated open plan living zone, punctuated by picture windows and cosy stone-surrounded gas fireplace. Incorporating enough space to enjoy family meals, the kitted-out kitchen blends modern style with the high-quality function of stainless-steel freestanding gas cooktop/electric oven, dishwasher and silica-free Mirostone benchtops. Three bedrooms form a generational wing to the right of the footprint, each boasting their own built-in robes and central access to a modern main bathroom. The slumber zone culminates in a decadent sun-filled master retreat, delivering its own ensuite, walk-in dressing room, sheer curtains and private rear position - with direct French door access to your own Spotted Gum deck, reserved for a quiet morning coffee before the rest of the house wakes. Stacker doors connect from a terrazzo-tiled sunroom - the perfect spot for a study nook or playroom - to a travertine-paved entertaining area, also accessed via a gas-struct server window to the butlers' pantry - promoting constant connectivity to your company. North-facing sunshine beams through the clear panels of the verandah, before extending to an open-air pergola weaved in grapevines to provide a divine outlook over the spacious yet low-maintenance gardens. Just outside your front door you'll adore access to popular Strong Pilates studio and new favourite Luma Coffee Club, whilst a mosey straight down Reddie Street will have you arrive at the coastal stretch between Henley and Grange. A little further in each direction and you'll find the buzzing hubs of Henley and Grange, extending every café, restaurant and shopping amenity needed to keep both your fridge and social calendar full to the brim. This is the perfect and rarely-found opportunity to take your love of the beachside and turn it into an outstanding Henley Beach home base on Belfast. Even more to love:- 15-minute stroll to Henley Esplanade- Torrens-titled 696sqm allotment with 16.3m frontage- Secure garaging, carport, off-street parking & front yard behind electric gates- Butler's pantry with second oven & terrazzo-look tiling- Two modern bathrooms- Complete home water filtration system- Double glazed windows to living & front three bedrooms- Ducted air conditioning- Pop-up sprinklers to front lawn- Dual storage sheds- Footsteps to bus stop & East Grange train station- Zoned for popular Henley High School- Proximity to Star of the Sea, Fulham North Primary, Grange Primary & St. Michael's College Land Size: 696sqm Frontage: 16.3m Year Built: 1956 Title: Torrens Title Council: City of Charles Sturt Council Rates: \$2013.05 PASA Water: \$632.60 PQES Levy: \$198.15 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.