

**7/27 Wright Street, Henley Beach, SA 5022**



**Townhouse For Sale**

Thursday, 9 January 2025

7/27 Wright Street, Henley Beach, SA 5022

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



John Lyrtzis  
0883435600



Natalie Bock  
0417876193

## **\$675,000 to \$740,000**

This beautifully refurbished townhouse is the ideal first home or investment opportunity. Located just a short 10-minute walk to the beach and approximately 15 minutes' walk from Henley Square, a vibrant community precinct featuring a range of restaurants, bars, and cafes, this property offers the perfect blend of convenience and lifestyle. Overlooking a peaceful reserve, the home boasts a bright and airy open plan living and dining area downstairs, complete with an updated kitchen featuring a new stove top, dishwasher, separate laundry, and a second toilet. Upstairs, two generously sized bedrooms each have built-in robes, with the main bedroom offering its own private balcony. The modernized bathroom adds a stylish touch to the upper level. Freshly painted throughout, the property is move-in ready or ready to lease out. Additional features include two reverse-cycle split system air conditioners for comfort all year round, solar HWS a small rear courtyard with rear access, and off-street designated parking at the front of the property. With its prime location and directly across the road from a local café, functional training studio and local tennis courts nearby, this townhouse is must-see. Inspect with John Lyrtzis ph 0411507930 Council / City of Charles Sturt Zoning / General Neighbourhood CT 5047/198 Built / 1972 Council Rates / \$1,327/yr SA Water / \$165.55/qtr Strata Fees / \$512/qtr ES Levy / \$118/yr DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442