

**6/6 Burnley Street, Henley Beach South, SA, 5022**



**Unit For Sale**

Monday, 28 October 2024

6/6 Burnley Street, Henley Beach South, SA, 5022

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

## Coastal Comfort & Convenience in Prime Beachside Location

Auction Location: On Site

An opportunity you simply can't afford to miss out on. Beautifully presented is this delightful single storey homette nestled in a well-maintained and tightly held group and perfectly positioned in this highly sought after location opposite a tranquil reserve.

Inside, the home welcomes you with a spacious separate lounge that flows into an open-plan kitchen featuring a dishwasher and a meals area. The main bedroom is a private retreat, with feature bay window, a built-in wardrobe, and direct access to the two-way bathroom. A secondary toilet is conveniently located in the laundry. Step outside to a pergola-covered entertaining area with café blinds, surrounded by manicured gardens and a handy shed—ideal for easy outdoor living.

Property Highlights:

- Spacious lounge room
- Open-plan neat and tidy kitchen with dishwasher
- Adjacent meals area
- Main bedroom with bay window, built-in wardrobe and two-way bathroom
- 2-way main bathroom with separate bath and shower
- Laundry room with second toilet
- Paved outdoor entertaining pergola with café blinds
- Tool shed
- Established manicured gardens
- Automatic lock-up carport for secure parking
- Ducted reverse cycle air-conditioning
- Roller shutters

This home is located in the highly desirable Henley Beach South, offering a seaside lifestyle with every amenity at your fingertips. Enjoy local favourites such as Henley Beach Hotel, Malobo, and SeaSalt, perfect for a coffee or a meal just minutes away. Take advantage of the beautiful Henley Beach and Grange Beach just a short stroll away, or explore Henley Square with its vibrant atmosphere, full of shops, eateries, and recreational activities.

Easy access to public transport, this home is a rare opportunity to secure a prime property in one of Adelaide's most sought-after suburbs. Perfect for downsizers, first home buyers, or those seeking a low-maintenance lifestyle—don't miss out!

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

\* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322