







6 Surf Avenue, West Beach

To Finalise Estate - Dual Residences & Development Potential

A rare beachside opportunity positioned just 100 metres from the shoreline, this tightly held property with a 20 metre wide frontage is being offered to the market for the first time. Held by one owner, the property presents exceptional potential for those looking to redevelop, invest, or create their own coastal retreat. Featuring two residences on the one site, it offers flexibility for extended living, dual occupancy for multiple households, or the opportunity to generate a second income stream.

The home features a forward thinking floorplan, with large windows in every room creating an abundance of natural light throughout. Bring your imagination and vision to create something truly special and explore the possibilities this unique coastal property has to offer.

Main Home Property Features:
- 20 metre wide frontage on an approx. 856sqm allotment with development opportunities
- 100 metres from the beach
- Welcoming and generously sized porch

5 2 3

FOR SALE
Sold at Auction

AGENTS

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- Lounge room with split system air conditioner, ceiling fan, wood fireplace and built in storage for firewood, beautiful floorboards and includes built in shelves and cupboards
- Lounge opens out to private courtyard with established gardens
- Kitchen and dining area with Smeg gas cooktop and wall oven, double sink, excellent bench space and ceiling fan

- 3 generously sized bedrooms
- Bedroom 1 with ceiling fan, built in wardrobe
- Bedroom 2 with shelving
- Bedroom 3 with built in wardrobe
- Main bathroom with full bath, shower and separate toilet
- Large laundry with double sink
- Linen cupboard
- Single automatic drive through garage with shelving
- Single carport
- Two open car spaces
- Extra space for a boat or caravan
- Generous enclosed and private backyard with established gardens and lawns
- Large shed/workshop
- Reverse cycle split system air conditioner
- Roller shutters on main house windows
- Two large rainwater tanks

Studio Property Features:
- Two storey self contained studio
- Full kitchen with freestanding gas cooktop and oven, and extensive storage space
- Open plan living and dining area
- Convector gas heater
- Two generously sized light filled bedrooms with built in wardrobe
- Separate toilet with hand basin downstairs for convenience
- Laundry with linen cupboard
- Full bathroom upstairs
- Verandah

Enjoy the popular West Beach Park Run, nearby cafés, reserves and the West Beach Surf Life Saving Club. Also local to River Torrens Linear Park Trail and West Beach Parks Golf are all close by, while Henley Beach Square and Glenelg are only a short drive away for vibrant dining and beachside entertainment.

Everyday convenience is within easy reach with Westfield West Lakes Shopping Centre, Glenelg Jetty Road Shopping and Harbour Town Premium Outlets nearby, while Adelaide Airport and the CBD are a short drive away. Families will appreciate the excellent schooling options including West Beach Primary School, Henley Beach Primary School, Henley High School, St Michael's College and Immanuel College, with bus transport close by for easy travel to the city.

For further details, please contact Frank Azzollini on 0419 849 037 or Rosemary Auricchio on 0418 656 386

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 purchaser's 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

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Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID	50E7FE8
Property Type	House
House Size	280 m2
Land Area	856 m2
Including	Air Conditioning
	Toilets (3)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage
	Liveability

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