




**21 Australia Two Ave, North Haven, SA 5018****Sold - 25/09/2023**Townhouse 3  2  2 **SOLD by Rosalie Grickage**

SUNSETS, DREAMS &amp; MARINA BERTH - 3-4 BRM TOWNHOME

Time to enjoy a wonderful lifestyle that is stylish, marina front home facing south with its own jetty and berth .

**Open for Inspection**

By Appointment.

The home features a welcoming north facing entrance, curved staircase and 3 generous bedrooms plus an additional bedroom or study. All accommodation is located upstairs with 2 of these bedrooms enjoying marina water views.

All 3 bedrooms are of generous proportions with master featuring an ensuite and walk in robe with balcony. The other 2 bedrooms are fully fitted out with spacious wardrobes and 2nd bedroom has access to a balcony.

The home is double brick offering an added layer of protection from the winter winds.

Downstairs is where all day-to-day comings and goings happen.

Updated kitchen with a gorgeous bay window allowing the warm morning sun into the kitchen.

Kitchen bench with gas cooktop, dishwasher, microwave, fridge and an abundance of storage space. Directly in front of kitchen is an informal sitting /eating area are located with direct access to outdoor entertaining area.

From here it's easy access to the marina berth and your boat. The large lounge has added space which could be used as a home office, formal dine or playroom.

Downstairs you will find an additional shower and w/c.

The garden is easy care with artificial lawns and colorful garden beds.

A westerly walk down Australia Two Avenue will take you to a private North Haven Beach (it's Lefevre best kept secret!) with access to North Haven Surf Life Saving Club (membership available upon application)

Local North Haven Surf Club and sandy beachline at the end of Australia 2 Avenue.

**\*\*PLEASE NOTE~** Form 1 – Vendor's Statement (Section 7) Land and Business (Sale and Conveyancing) Act 1994 will be made available to the public at Century 21 Beachside & Lakes, 57 Semaphore Road, Semaphore SA 5019 for 3 clear business days prior to auction

"The Best compliment you can give me is a referral to your family and friends"

CALL ROSALIE GRICKAGE at CENTURY 21 BEACHSIDE & LAKES, SEMAPHORE ON 8242 1233 OR 0419 032 042 FOR FURTHER INFORMATION

Century 21 real estate semaphore

**Listed By**

The Office

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