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## 3/197 Esplanade Henley Beach SA

3 2 2

Spanning three levels this remarkable three bedroom townhouse will sweep you off your feet and into a new and exciting lifestyle mere steps from the glorious beachfront.

Not only will you have direct access to the esplanade, this property also boasts an outdoor space with equal wow-factor. The landscaped patio area features a pitched roof pergola equipped with a fantastic outdoor kitchen and roller blinds to provide impressive year-round outdoor entertainment.

At ground level you'll find light and breezy open plan living, a well-appointed kitchen with gas cooktop and walk-in pantry, a second bathroom and a European style laundry.

The upper level is where three gorgeous bedrooms deliver blissful sleep, with no apps required if you like to be lulled

**Price** : \$ 1,100,000

**View** : <https://www.ous.property/sale/sa/western-beachs/ide-suburbs/henley-beach/residential/townhouse/6850864>



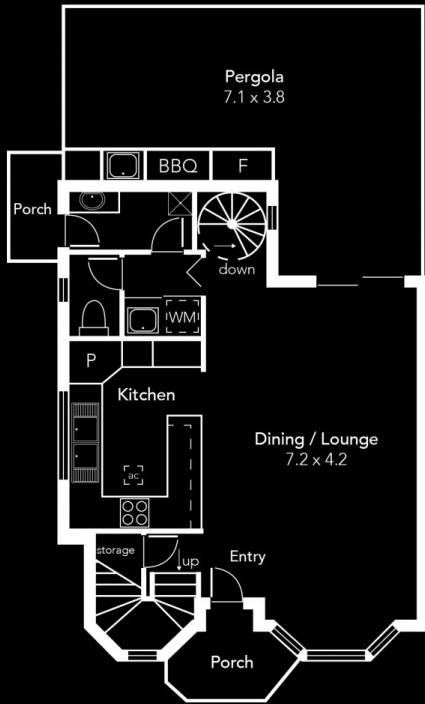
**Laz Ouslinis**  
7225 9800

<https://www.ous.property>

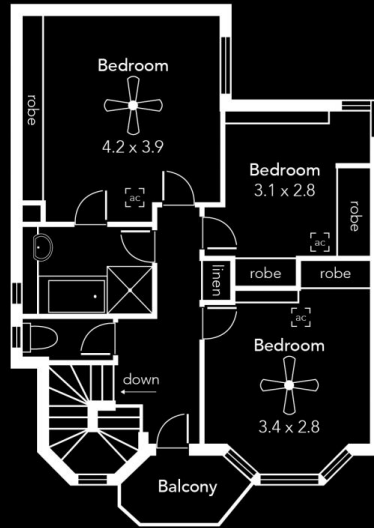
\*To check measurements



Please ask your agent  
for a tape measure

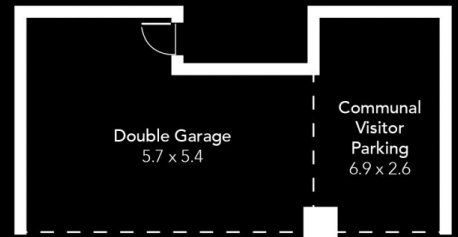


Lower Level



Upper Level

Area (Estimate only)	
Lower Level	57.3 m <sup>2</sup>
Upper Level	57.9 m <sup>2</sup>
Pergola	28.7 m <sup>2</sup>
Porches	5.5 m <sup>2</sup>
Balcony	3.0 m <sup>2</sup>
Basement/Parking	33.4 m <sup>2</sup>
<b>Total</b>	<b>185.8 m<sup>2</sup></b>



Basement