



## 22A Mitton Avenue Henley Beach SA

3 1 1

This little gem has a surprising number of strings to its bow.

Families will sigh with relief over the shortest school run ever. Beachgoers will feel that sea-breezy and sociable Henley vibe. Investors can enjoy a ready-made tenancy and everyone loves an affordable, renovated, three bedroom home on a 331sqm block in a premium coastal suburb!

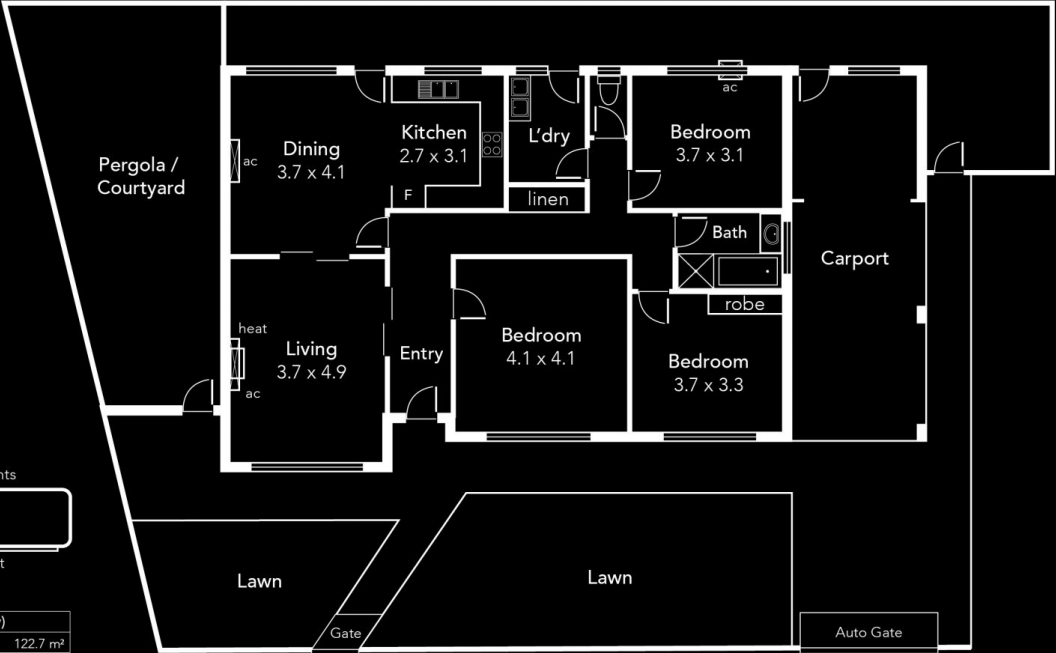
Consider the lifestyle perks of this irresistible location - Fulham Gardens Primary School is across the road; local bus stops and St Michael's College are not much further. Fulham Gardens Shopping Centre is also within walking distance. And the sparkling shores of Henley beachfront is just a 1.6km walk, ride or drive straight down the road.

Sitting proudly in this lifestyle locale is this extensively

**Price** : \$ 700,000  
**Land Size** : 331 sqm  
**View** : <https://www.ous.property/sale/sa/western-beachside-suburbs/henley-beach/residential/house/7457798>



**Matt Plumridge**  
7225 9800



\*To check measurements



Please ask your agent  
for a tape measure

Area (Estimate only)	
Total Living	122.7 m²