



## 13 Angus Court Henley Beach SA

5 3 2

An affluent city-beach location pairs with premium C.2024 design to capture the hearts of executive family buyers seeking a luxury-laden five-bedroom residence and an enviable coastal lifestyle.

This captivating home is polished to perfection, fostering an immersive sense of comfort, quality and space while warmly welcoming family and friends into high-calibre modern surrounds.

Featuring ground and first floor living zones, an inviting alfresco beside the inground pool, three awe-inspiring bathrooms and five blissful bedrooms including a ground floor guest suite, it fulfils your every desire.

While wow-worthy design flows throughout, the kitchen takes the cake. It boasts a sensational butler's pantry with

**Price** : Under Contract  
**Land Size** : 337.4 sqm  
**View** : <https://www.ous.property/sale/sa/western-beachside-suburbs/henley-beach/residential/house/7982149>

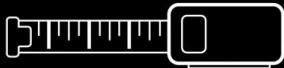


**Laz Ouslinis**  
7225 9800



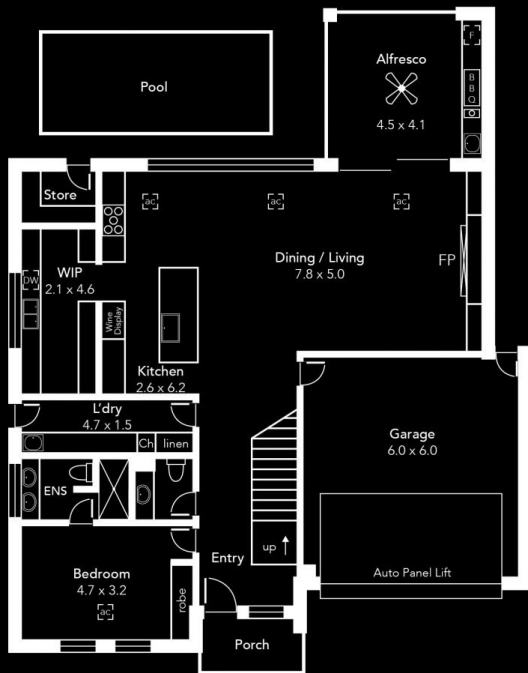
**Desi Moutzouris**  
7225 9800

\*To check measurements



Please ask your agent  
for a tape measure

Area (Estimate only)	
L/Living	128.2 m <sup>2</sup>
U/Living	156.5 m <sup>2</sup>
Porch	4.1 m <sup>2</sup>
Garage	38.6 m <sup>2</sup>
Alfresco	18.4 m <sup>2</sup>
Total	345.8 m <sup>2</sup>



Lower Level



Upper Level