



SOLD

STREETS FROM THE BEACH, WITH THE CITY IN REACH *SOLD - CONTACT MICHAEL COOPER 0415 148 323****

Just a street from the sandy shores of Grange Beach is this spacious fully detached, strata self managed villa in a group of two, encompassing 2 bedrooms, 1 bathrooms, 2 toilets and a 2 car garage with automatic door.

With an open plan lounge and dining which adjoins the modern floor to ceiling updated gas appliance kitchen, there is room to entertain, cook and relax. The property has ample climate control with 2 reverse cycle split systems, ducted evaporative and a gas wall furnace.

Neutral tones and high ceilings are found throughout the property. A built in robe to the main bedroom and ceiling fans to both, these are generously sized bedrooms. Equipped with a large laundry, that has ample bench and storage space. Access to the private courtyard is from the laundry or the double lockup garage sliding door at the rear. With a lovely front garden and low maintenance irrigated yards, you can spend your time on the esplanade and explore the historical area first settled by Capt Charles Sturt in 1840.

Close to shops, amenities and transport you will be able to enjoy and relax in what is without a doubt one of the best beach side suburbs in Adelaide. The ability to take a stroll to Jetty St and the Esplanade for dining and relaxing catch ups with friends and family is a great lifestyle on offer here. With the station a short walk away, you catch the train to City from the end of the line. There are 2 golf clubs nearby, West Lakes shopping centre is a short drive and the ever growing Henley Beach is minutes away.

Features include:

- Fantastic Beachside Location
- New updated floor to ceiling kitchen with Delonghi gas appliances & LED cabinet lighting
- 2 x Split reverse cycle A/C
- Ducted Evaporative A/C
- Gas wall furnace
- 1000L rainwater tank
- 2 toilets (1 in separate w/c)

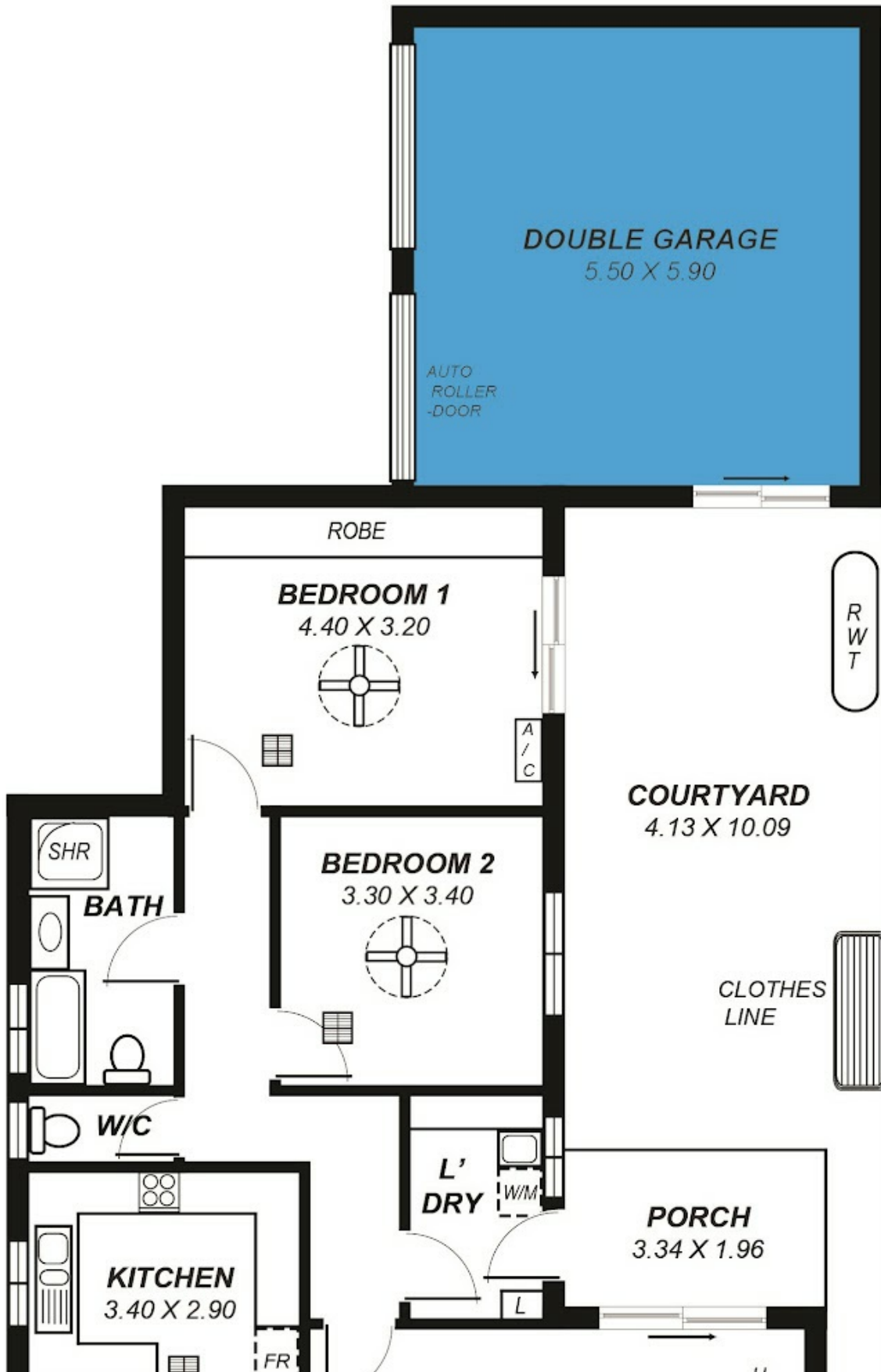
2 BED | 1 BATH | 2 CAR

PRICE:
\$471,500

OPEN FOR INSPECTION:
N/A

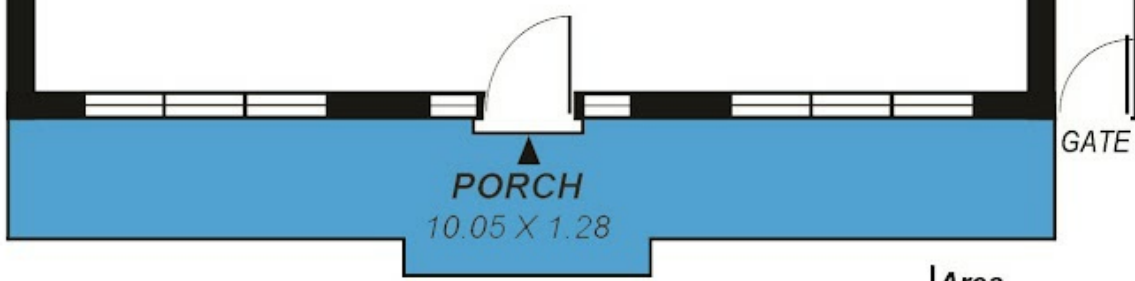


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.





*This drawing is for illustration purposes only .
 All measurements are approximate and details intended
 to be relied upon should be independently verified.*

Area	m²
Living:	97.67
Courtyard:	41.67
Porch:	19.41
Garage:	32.45
Total:	191.20