

11 Grahn Road, James Well, SA 5571



House For Sale

Monday, 22 April 2024

11 Grahn Road, James Well, SA 5571

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 901 m2

Type: House



Scott Bockmann

0427519628

\$770,000 to \$790,000

Discover coastal living at its finest with this impressive property, ideally situated on a low-maintenance block just a short 5-minute walk to the sandy Rogues Point beach and boat launch. Boasting excellent sea views and a range of modern amenities, this home is sure to delight buyers seeking both comfort and convenience. Downstairs we have three generous bedrooms, each equipped with split system air conditioners, providing personalized comfort year-round. One bedroom includes a built-in robe for added convenience. The living area is adorned with two ceiling fans and offers a welcoming space for relaxation and entertainment while the handy cloak room and laundry facilities ensure practicality for daily chores. Moving upstairs, the expansive open lounge, kitchen, and dining area showcase south-facing sea views, creating an ambiance of serenity and beauty. The modern kitchen is fully equipped with quality appliances, including an island bench, dishwasher, walk in pantry and ample drawers and storage space. The generous master bedroom awaits, featuring reverse cycle air conditioning, walk-in robe and a luxurious ensuite with shower and toilet. Enjoy direct access to the deck, where stunning sea views await. Stepping out onto the large deck, you can soak in panoramic sea and rural views, complete with two automatic blinds for added comfort. Plumbed gas allows for convenient outdoor cooking and entertaining. Additional features include approximately 55,000 litres of rainwater storage and solar hot water plus two clotheslines. The 9m x 6m garage has kitchen cupboards providing plenty of storage and attached workspace plus there are 2 car parks under the deck and the property is securely fenced with a wide driveway and decorative, low-maintenance yard. This property is offered as a walk-in, walk-out sale with some minor exceptions, providing buyers with the opportunity to start enjoying coastal living immediately, hassle-free. For more information, please contact Scott Bockmann at our Ray White Yorke Peninsula Ardrossan office on 0427 519 628. Don't miss out on this rare opportunity to own your dream seaside retreat. Contact us today and make this coastal paradise yours!