

12 Eldridge Crescent, Grange, SA 5022



House For Sale

Friday, 1 March 2024

12 Eldridge Crescent, Grange, SA 5022

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 755 m2

Type: House



Rosemary Auricchio
0883473666



Nick Carpinelli
0883473666

Auction | Thu 14th Mar at 6:30pm In-Room (USP)

Auction Location: In-Room, The Lakes Resort Hotel - 141 Brebner Drive, West Lakes

With a choice of comfortable spaces to entertain in, relax in or retreat to; this delightful single-storey residence on a 755sqm (approx.) block, presents an outstanding opportunity for families seeking a blend of comfort, convenience and lifestyle. Meticulously maintained and designed, this property boasts a thoughtful layout that includes four comfortable bedrooms and dual living areas that provides the perfect balance for both privacy and social engagement. With the kitchen graced with updated appliances including a new double oven and 900mm cooktop that surely enhances the cooking experience, the home is also adorned with 8 solar panels that makes this abode not only eco-friendly but also economical. Key Features: - Open plan living, dining and kitchen area - Separate formal lounge area with direct access to the kitchen - Spacious kitchen with updated double oven, 900mm gas cooktop, dishwasher and ample bench space and pantry - Master bedroom with walk-in robe and private ensuite - Two spacious bedrooms, one with built-in robe - 4th bedroom as an optional study/home office - Outdoor entertainment area under pergola - Lush rear courtyard embellished with fruit trees and shed - Double garage equipped with an automatic panel lift - Additional off-street parking spaces - Eco-friendly features including 8 solar panels and rainwater tank - 2x hot water system- Ducted reverse cycle cooling and heating

Appreciate the lifestyle that Grange has to offer you. A charming and prime location that puts you 6 minutes from the picturesque Grange Jetty and the bustling amenities by Jetty Road, as well as a stone's throw from diverse transport options, including East Grange train station. Furthermore, the property is strategically positioned within proximity to Westfield West Lakes for all your shopping needs and a short drive from The Royal Adelaide and Grange golf courses, catering to the recreation seekers. For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322