

14 Pampas Court, Grange, SA 5022

HARRIS

House For Sale

Thursday, 9 May 2024

14 Pampas Court, Grange, SA 5022

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: House



Brett McCammon
0413830006



Anton Vizzari
0418672130

\$1.1m

Low on maintenance but big on living, there's appeal to spare at 14 Pampas Court. Layering every modern comfort across a generous footprint, it's a truly exceptional chance to level-up your lifestyle. An elegant Georgian style façade is wrapped with lush gardens, fronting a floorplan that doesn't stop delivering. From expansive family room with gas heater for toasty winters, to a main lounge that radiates true multi-purpose potential – your formal lounge, playroom, teenagers retreat, or home theatre (BYO popcorn), it's the definition of connected living over all areas. Effortlessly establishing itself as the heart of your home, an open plan kitchen timber cabinetry, gas cooktop, and corner pantry, breakfast bar uniting all zones for seamless flow. Connection to vast gabled pergola unites indoors and out, the alfresco epicentre ready to host everything from lazy brunch to Christmas Day, surrounded by just enough yard to please every family member without demanding all your downtime spent on gardening. The ideal parents haven, a generous main bedroom is bookended by picture windows, walk-in robe and private ensuite. Two additional bedrooms are tucked securely in their own wing, both complete with built-in robes and a spacious bathroom, two-way composition guaranteeing rush hour remains pleasantly uncrowded. The best of Grange is a brisk 15-minute walk west, making it simple to start the day with a beach walk and coffee at Grange Jetty Café, stock up on pastries from Abbotts and Kinney, grab dinner at the Grange Hotel, before dessert at Bottega. Venture a little further for movies and specialty shopping at Westfield West Lakes, while it's easy to spend the weekends perfecting your handicap at Royal Adelaide or Grange Golf Clubs. Nearby Seaton Park, Hendon, and Fulham Gardens Primary Schools, Seaton High School, while it's only 20 minutes to the CBD for a streamlined school run and commute. The best of both worlds wrapped up in a truly impressive package. You'll never look back. More to love • Secure double garage with panel lift door and internal entry • Additional off-street parking • Ducted evaporative air-conditioning throughout • Separate laundry with exterior access • High ceilings • Garden shed • Low maintenance gardens with irrigation system • Easy-care tiles and floating floors • Outdoor blinds to alfresco Specifications: CT / 5450/630 Council / Charles Sturt Zoning / GN Built / 1999 Land / 442m² (approx.) Frontage / 13.72m Council Rates / \$2030.20pa Emergency Services Levy / \$204.95pa SA Water / \$231.54pa Estimated rental assessment: \$720 - \$750 p/w (Written rental assessment can be provided upon request) Nearby Schools / West Lakes Shore School, Seaton Park P.S, Hendon P.S, Fulham Gardens P.S, Seaton H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409