

18 Sharpie Crescent, Grange, SA 5022



House For Sale

Thursday, 8 February 2024

18 Sharpie Crescent, Grange, SA 5022

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 740 m2

Type: House



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Auction On-Site Sunday 25th February 10:00AM

Pop on your sunglasses before you check it out, for this c.1961 property is a glaring opportunity of dazzling proportions for renovators, developers and families looking to build! The perfectly symmetrical allotment spans a substantial 740 square metres (approx) with 21.94m street frontage. As a development opportunity (subject to development approvals) not much beats a block of generous dimensions in this idyllic location. And if renovating is in your box of tricks, sharpen your tools because 18 Sharpie is a dream project. The location is one of those top spots that make you sigh with contentment, nestled between the serene, green expanse of the Royal Adelaide Golf Club and the sandy shores of sparkling Grange beach. And for coffee lovers and foodies, a twenty minute stroll along Jetty Street takes you to the famous Grange Jetty Café right on that glorious, sun-drenched beachfront. The property is in original condition, ripe for renovation. It spans a 167sqm layout including three bedrooms, one bathroom, a spacious living/dining area, connected kitchen and laundry, and a double carport. Features include:

- Double carport with a roller door and internal home entry
- Three large bedrooms
- Floor-to-ceiling glass inviting abundant natural light into the living/dining area
- Bathroom features an updated vanity and separate w/c
- Functional kitchen with a gas cooktop and Blanco wall-mounted oven
- Gas hot water service
- Ducted reverse cycle air conditioning
- Timber floorboards throughout
- Rear verandah and two garden storage sheds
- Short walk to the East Grange railway station and local bus stops
- Just 900m to Grange Primary School (zoned)
- Zoned Seaton High School (2km)
- Four minute drive (approx.) to St Michael's College
- Six minute drive (approx.) to Star Of The Sea School
- Beautiful local reserves

Detonate and invest or renovate and nest - either way the fabulous lifestyle attributes of this premium coastal locale will pave the way to success. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Grange RLA 314 251 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | CHARLES STURT Zone | GN - General Neighbourhood \\ Land | 740sqm (Approx.) House | 167sqm (Approx.) Built | 1961 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa