

182 Frederick Road, Grange, SA 5022

Raptis™

Sold House

Friday, 25 August 2023

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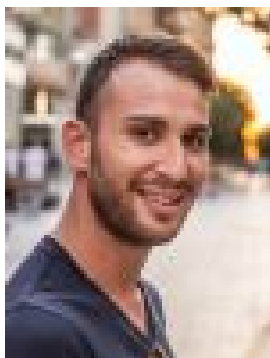
Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 842 m2

Type: House



Chris Raptis

Contact agent

This neatly presented abode is set on 842sqm (approx) between the city and sea and is available right now to build one or two homes (STCC). You've found the one...With so much to love about your surrounds, this circa 1964 solid brick home is situated on a manicured 842sqm parcel with a 18.5m frontage, 45.2m depth and 4 plus car garaging it serves the best of both worlds as you even have your very own workshop in the rear of the property complete with wine press! At the front of the home are two good sized bedrooms both with built-in-robos and electric shutters with side access to the home. This area can easily be closed off from the rest of the house, if you wanted work from home or have an office / study at the front of the property. Step through the hall and you're in the heart of the home where you'll find the beautiful custom-made Alby Turner and Son's kitchen featuring quality benchtops, electric oven, combustion heater and plenty of cupboard space - it does it in style! Find flexibility and functionality amongst the living area where this room has hosted many happy family dinners over the years and there will surely be many more to come! This leads seamlessly onto the main bedroom, complete with polished timber flooring, ceiling fan and floor to ceiling built-in-robos. Moving on to the family bathroom, separate toilet, and a laundry with outside access. Each bedroom throughout has built-in robes and complete with ducted reverse cycle air conditioning. Western facing, the backyard has an outdoor gas bbq with stainless steel rangehood and all undercover with lighting and plenty of power points, just perfect for long Sunday lunches, balmy summer evenings or catching that magnificent Adelaide winter sun. Head out to the bird avery, separate chicken coop and undercover wood pile storage facility for when you are ready to fire up the barbeque! The entire garden is full of established trees including olive, orange, mandarin, lemon and grapes, creating privacy and serenity. Loved by its first-ever owners who, 55 years on, have enjoyed the fruits of their incredible garden labour. We can see why. Homes like this certainly don't come around every day. Don't miss this opportunity to secure an exquisite opportunity in an enviable location on Frederick Road. GRANGE: "One Eight Two" - Frederick Road is the ultimate beachside lifestyle with just a few minutes from the very beautiful Grange jetty/beach, highly prestigious Grange Golf Club, Royal Adelaide Golf Club, The ever-popular Henley Square restaurants and cafes, the Grange Hotel and Grange Jetty Kiosk. Fulham Gardens and West Lakes Shopping Centres are just a short commute for a retail fix. With neighbouring access to quality schools such as West Lakes Kindergarten & Early Childhood Centre, Grange Primary, Star of the Sea, Fulham Gardens Primary, Fulham North Primary, Seaton High School and St. Michael's College so don't settle for second best, this one's for you! Specifications: CT Reference - 5908 / 543 Council - City of Charles Sturt Council Rates - \$1,978.75 pa approx. SA Water Rates - \$221.18 pq approx. Emergency Services Levy - \$193.05 pa approx. Land Size - 842m² approx. Frontage / 18.5m Year Built - 1964 Zoning - General Neighbourhood (GN) Estimated rental assessment / Contact agent for rental appraisal It is important to note this disclaimer upon you - as the potential purchaser/s to obtain independent professional advice as all information marketed, care of the property on behalf of the vendor/s has been sourced from external sources. Raptis Real Estate as authorized agents (RLA: 267938) is neither responsible for the content/s of the information, nor accepts liability to any party who might use or rely upon this information in whole or part of its contents of any errors or omissions including, but not limited to the land size, build size or dimensions, floor plans, building age and or condition or any other particulars of Interest.