

# 1B Grainger Road, Somerton Park, SA 5044

## House For Sale

Thursday, 11 January 2024

1B Grainger Road, Somerton Park, SA 5044

Bedrooms: 4

Bathrooms: 2

Area: 236 m2

Type: House



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**\$900,000**

Auction Location: On Site This stylish Georgian townhouse is sited securely and serenely at the rear of a small gated Community of 3 quality townhouses. Offering flexible family accommodation, this surprisingly spacious home provides four bedrooms, two bathrooms plus powder room, and a huge family/ meals/ lounge area. Distinguished by its Georgian external architecture and Art-Deco interior touches, 1B Grainger Road is a consummate blend of elegance and practicality. Inside, high recessed ceilings and lustrous porcelain-tiled floors sprawl across the ground level, creating an atmosphere of grace and space. The living area, bathed in natural light, seamlessly intertwines with a private rear courtyard with gazebo, enticing you to entertain beneath the whisper of Somerton Park's breezes. The gourmet kitchen, equipped with stone benchtops and quality appliances is both a culinary haven and a nexus of family life, as it overlooks the expansive family/ dining/ lounge room and the rear courtyard. A luxurious powder room graces the lower level, while an elegant staircase leads you to the private solace of three of the home's four bedrooms. Here, a palatial master bedroom awaits, complete with an opulent ensuite adorned with marble, a walk-in robe, and a parent's retreat ideal for tranquil moments. The large, "three-way" luxury family bathroom will handle the morning traffic with ease. Storage solutions are found throughout, discreet yet ample. Further refinement graces the living experience with ducted heating and cooling and sarking to the roof for efficient temperature regulation. Step out into the prestigious locale of Somerton Park, where the vibrancy of all shopping and services plus the golden sands of Somerton and Brighton beaches are but a quick drive away. Renowned educational institutions, including Brighton Secondary School and Sacred Heart College, with convenient public transport links, are within easy reach. Please note that the large fourth bedroom downstairs has been created by the conversion of the double garage into two spaces – the large bedroom and a handy storage room. Should the ground-floor fourth bedroom not be required, it is an easy and inexpensive job to revert to the original floor layout. Key Features to Appreciate: • Secure gated community • Four spacious bedrooms, the master with an ensuite and retreat • High ceilings and stylish porcelain tiles • Gourmet kitchen with stone benchtops • Private rear courtyard with gazebo • Handy garden shed • Low maintenance grounds • Reverse-cycle ducted heating and cooling • Close proximity to the city, beaches, and top schools Peter and Glenn McMillan look forward to helping you with your enquiries.