

# 24 Grantley Avenue, Victor Harbor, SA 5211

P.J.D. REAL ESTATE

## House For Sale

Thursday, 19 October 2023

24 Grantley Avenue, Victor Harbor, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 870 m2

Type: House



Joanne Dean  
0407524401



Matt Oldham  
0885527934

**\$830,000**

With all the qualities for modern living, 24 Grantley Avenue is a home to behold. This beautifully renovated & updated 1950's solid & substantial home reflects the character & qualities of its "Art Deco" era with leadlight trimmed glazing, tall imperial 10" ceiling height, classic curb appeal, generous lawns & curved architecture. Located in the very heart of Victor Harbor, on a generous 900+sqm allotment, the home is within easy walking distance to the stunning beaches of Victor Harbor, local schools & shopping in the CBD. • Available by private appointment - please call or email to arrange. There is nothing you would want or need to do here. The home has undergone a stunning transformation in recent years, with updated décor & stunning new kitchen, a new bathroom, modern flooring & window treatments throughout & superb entertaining space in the back garden. Enjoying 3 generous sized bedrooms, elegant formal lounge, large dining room, striking kitchen & a home office / 2nd tv room / occasional bedroom, good shedding for vehicle storage & plenty undercover parking, there is ample space for your family vehicles & even your caravan or boat to park securely in your own yard. This property is ideally suited to any & all buyers. A curved front portico provides a sheltered entry into the formal entrance hall. Beautiful original Art Deco frosted glass sidelights surround the doorway. Modern timber look flooring flows through & into the common areas of the home. A spacious master bedroom opens to the left. Sumptuous grey carpeting contrasts with the modern, white décor. Large timber windows look across the front gardens to the quiet tree-lined street. Simple modern window treatments & built-in robe storage. To your right from the entry hall is the formal lounge room. Basking in natural light that flows in via the multiple aspect corner positioned windows. An elegant room, with pendant & wall lighting, matching luxurious carpeting, with decorative corning & traditional mantle. Temperatures are catered for with the first of 2 R/C air conditioners. Decorative glass double doors open to the dining room. Another bright & spacious room with big window to the side aspect. This room enjoys the modern timber-look flooring & has the 2nd R.C Air conditioning unit. Plenty of space to house a large family dining table & chairs. Your stunning kitchen is adjacent to this dining area. Updated in recent times. Striking white cabinetry both overhead & underbench, with contrasting grey & white gloss finished benchtops, central island bench, gloss white tiled splashbacks & quality electric appliances including preferred wall oven, ceramic hob & dishwasher. Generous walk-in pantry store. The perfect chef's kitchen! The home offers 2 further bedrooms + home office / sunroom / kids tv room or occasional guest room. Bedroom 2 & the main bathroom are accessed from the central corridor that leads from the front entrance hall. The remaining 2 rooms are positioned at the rear of the home, accessed off the kitchen. Laundry, wc & a second newer bathroom with 2nd wc are at the rear of the home. Your outdoors is also completely set up. A fantastic, covered timber deck is the ideal entertaining space for your weekend relaxation. Shaded sides provide shelter from weather extremes. Overlooking the secure back garden with lawns & raised garden beds & tall shady trees - what a fabulous space for the younger generation & pets to play in. The decking is plenty big enough to cater for family gatherings, while a secure gate & steps lead down to the adjoining undercover carport to add to your entertaining space if required. The long driveway provides excellent parking facilities + there is plenty of room to park your caravan or boat. A decent sized shed is ideal for your workshop facility or for parking for vehicles in addition to the carport. There is also a small storage shed for garden tools etc. Rainwater & tool shed complete the outside improvements. A premier property in a premier location. Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455