

**25 White Sands Drive, Grange, SA 5022**



**Sold House**

Friday, 3 November 2023

25 White Sands Drive, Grange, SA 5022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 335 m2**

**Type: House**



Jae Curtis



Jayden Lugg  
0435137911

**\$995,000**

OFFERS CLOSE MONDAY 13TH OF NOV AT 5PM. This effortlessly stylish home offers all the essentials for low-maintenance living just a short drive from the picturesque coastline of Grange, and located overlooking the glorious Grange Golf Course. With a north facing orientation this property was constructed to be highly functional and spacious. It has been well maintained and is ready for you to move straight in and start enjoying an outstanding seaside lifestyle, marked by total convenience and uncompromising quality. This three-bedroom home is tucked away among some of the best homes in Grange in a highly sought-after and private location. Utilising an incredibly functional floorplan showcasing a large master suite, two additional bedrooms, multiple open-plan livings, functional kitchen with plenty of storage and bench space, well-appointed bathrooms (including an ensuite) and an outdoor space for entertaining guests. This is a rare and exciting opportunity that is ideal for growing family, downsizers, and even savvy investors to secure this impressive low maintenance home and immediately enjoy the enviable lifestyle on offer in one of South Australia's most highly sought-after beachside suburbs.

**Key Features:-** Master suite featuring a large bedroom with walk-in wardrobe, and ensuite complete with shower, toilet, and vanity. - Two additional bedrooms – both generous in size, featuring cooling and built-in wardrobes. - Functional kitchen featuring ample bench, pantry/cupboard space and quality Smeg appliances. - Spacious, open-plan living and meals areas adjacent to the kitchen and opening out to the alfresco entertainment. - Centrally positioned family bathroom complete with shower, bath, toilet, heated lights and vanity. - Laundry featuring shelving and convenient external access. - Quiet and tranquil alfresco setting with recently installed pergola, overlooking the generous manicured hedge and lawned area. The pergola provides the perfect setting for entertaining year round. - Double Car Garage with automatic roller door and drive through access providing ample off-street vehicle accommodation. - Ducted reverse cycle air conditioning. - Stylish selection of all window treatments and light fittings. - Private and secure residence within a family friendly pocket of Grange. Rental Projection of \$750-\$800pw. You'll enjoy the convenience of having great local shops, cafes, reserves & public transport, all within easy walking distance. Just minutes away as well, amenities that include West Lakes Shopping Centre, The Grange Hotel, Royal Adelaide Golf Club and Drakes Supermarket all being easily accessible. Set in a family friendly location that offers everything, just minutes from the stunning Grange Beach and Jetty Street, with reputable schools such as Grange Primary, St Michaels College, Seaton High and Henley High all within close proximity.

**Specifications:** Year Built / 2015 Council / Charles Sturt Land Size / 335M2 (Approx) Council Rates / TBC ESL / TBCSA Water / TBC 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 advice. RLA 329240.