

3/479 Esplanade, Grange, SA 5022

HARRIS

Unit For Sale

Thursday, 4 April 2024

3/479 Esplanade, Grange, SA 5022

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 98 m2

Type: Unit



Anton Vizzari
0418672130

\$790K

Best Offers By 5pm Monday 15th April Just metres from Grange's sands, summer-packed jetty, historic pub, and the coastal walking path to Henley Square and beyond, the prime beachside position alone is enough to make this fully renovated unit something pretty special in a quaint group with neighbouring 'no.2' also available for purchase. Tightly held for 20 years, this light, bright and airy abode is in the shape of its life and has enjoyed a long history of keeping its tenants very happy, giving you the confidence to 'set and forget' if should you not want to lap up its enviable seaside perks all for yourself. The extra perks include polished timber floors, high ceilings, a crisp white colour scheme, a modern fully-tiled main bathroom, ducted temperature control, lock-up garage and an updated kitchen with a breakfast bar and gas cooking. With a generous bay-windowed lounge room that inhales that salty sea air and northern light, not to mention a kitchen/meals combo at its rear, a second bedroom that could be a home office, and a main bedroom with de-cluttering built-in robes, this one lives like it looks. And life looks pretty darn good when you can be in the comfort of home one minute and feel the sand between your toes the next. This is not just another unit. More to love: - Units 2 and 3 for sale, giving you the option to claim one or both of them - Fully renovated and ready to go - Metres from the Esplanade and beach - Double brick construction - Rear drive-through access to your lock-up garage - Deceptively spacious throughout - Separate laundry - Strong rental history - Ducted temperature control - LED down lighting - A short pedal, jog or Sunday stroll from Henley Square - Less than 20 minutes from the CBD - Suburb rental capacity - And much more.

Specifications: CT / 5034/29 Council / Charles Sturt Zoning / WN Built / 1976 Council Rates / \$1,499.50pa Strata Rates / \$383.75pq Emergency Services Levy / \$160.35pa SA Water / \$230pq Estimated rental assessment / \$550 to \$580 per week / Written rental assessment can be provided upon request Nearby Schools / Grange P.S, Fulham Gardens P.S, Fulham North P.S, Seaton Park P.S, Seaton H.S Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409