

3 Sinclair Street, Grange, SA 5022



House For Sale

Saturday, 10 February 2024

3 Sinclair Street, Grange, SA 5022

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 717 m2

Type: House



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Auction On-Site Sunday 25th February 3:00PM

Little compares to the western beach-burbs for glorious summer living, and this c.1962 five bedroom home issues inviting prospects to families, investors and developers (STCC).The 717sqm (approx.) landholding just 1.5kms from the sparkling splendour of Grange beach has bold aspirations, presenting sweeping 19.8m street frontage in the perfect family-friendly possie alongside the open-air expanse of Sinclair Street Reserve. Undoubtedly, the development potential (subject to necessary approvals) is hard to miss. But there is also oodles for families and investors to love about an enduring mid-century home spoiling its residents with timeless tradition and blended refurbished functionality. As generous as the idyllic location bestowing every bliss upon lucky locals, this classic home says don't just dip your toe, take the plunge! Bathed in light and abundant space it features three grand living zones and five spacious sleep sanctuaries - an extensive design with bend-over-backwards flexibility.Your must-have boxes are ticked: the primary bedroom with an ensuite and walk-in robe, ceiling fans, party-sized undercover outdoor entertaining and a gourmet kitchen simmering with updated style.Enhanced by:• Carport plus driveway parking• Ceiling fan, a/c and gas-heated comfort in the formal lounge• Casual family room with outdoor flow and kitchen connection• Living room or parent's retreat adjoining the master and 5th bedrooms• Stainless kitchen appliances, gas cooking, dishwasher, pantry storage• Fully tiled central bathroom• Separate w/c and laundry• Entertainer's pitched roof pergola• Large storage shed or workshop• Roller shutters• Short walk to Grange Road for local shopping, dining, public transport• Zoned Grange Primary School (1.1km)• Zoned Seaton High School (2.5km)• Nearby to St Michaels College secondary campus (1.2km)A lifestyle locale for in-demand investing, fun family living or a development destination - you choose!Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.Grange RLA 314 251Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details:Council | CHARLES STURTZone | GN - General NeighbourhoodLand | 717sqm(Approx.)House | 256sqm(Approx.)Built | 1962Council Rates | \$TBC paWater | \$TBC pqESL | \$TBC pa