

**35A Kentdale Street, Grange, SA 5022**

**NOAKES  
NICKOLAS**

**House For Sale**

Thursday, 4 April 2024

35A Kentdale Street, Grange, SA 5022

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 363 m2**

**Type: House**



Darcy Harcourt  
0435756245



Matt Brook  
0490677015

## \$1.85M - \$2M

Best Offers By Wednesday 24th of April (Unless Sold Prior). Favourably located a short drive to Henley beach and walking distance to Grange beach, this sparkling 2023 Torrens titled four-bedroom home offers a lifestyle overhaul from a contemporary home base in the coastal suburban streets of Grange. A clean, commanding two-storey hebel façade rises from the street, with the natural materials including timber cladding and random stone accents grounding the home in its coastal location. Set overlooking the Grange Lawn Tennis Club and Grange Lakes Reserve Playground, enjoy minimal neighbours and an enhanced sense of community with great facilities on your doorstep. Pass through the towering timber front door and step onto the engineered timber floors of the entry, while large aluminium-framed north-facing windows that frame fresh landscaping guide you down the hall and draw in that natural light. A spacious living space opens you up to the possibility of sumptuous dinner parties, relaxed outdoor living, and cosy weekends at home. It all begins with a sleek minimalist kitchen, contemporary yet timeless in fresh white, and centring around glossy stone benchtops. Enjoy high quality appliances including an Electrolux induction cooktop, oven, Miele dishwasher, plus a large butler's pantry with a sink and plenty of storage. The gas feature fireplace is the natural focal point for winter living, with built-in entertainment units setting up your space. Beyond the lounge, a tiled Alfresco offers a spacious outdoor living, with a large outdoor kitchen that includes stone benchtops, a Beefeater BBQ and a rangehood setting you up for summers outdoors. Crossing a tidy lawn, the in-ground swimming pool gleams behind glass fencing. Wrapped in exposed aggregate and boasting spa jets as well as striking pale blue tiling, it's the perfect way to begin or end your day. Travel up the timber stairs under feature pendant lighting to the first floor sleeping quarters, generous spaces that provide peaceful retreats from the everyday. Large and cleverly designed to maximise storage, the main bedroom suite includes both built-in robes and a walk-in robe, with a ceiling fan and large windows ensuring plenty of natural light. A moody fully-tiled ensuite comes together between chic large format wall tiles, a double rain shower with feature tile, and a large vanity with raised feature sinks. Bedrooms two, three and four include built-in robes and ceiling fans, with a built-in desk too for bedroom four. At the end of the hall, a second lounge room offers another place to relax, or presents as a fifth bedroom for larger families, while central to it all, a huge main bathroom keeps in style with the luxe tiling of the ensuite, and includes a walk-in shower, wall-hung vanity, and a spectacular fluted back-to-wall freestanding bathtub. Decadently appointed and beautifully finished, this designer family home will change your quality of life from the blue-chip seaside suburb of Grange. Embrace your proximity to wide stretches of suburban coastline, Henley Square, Grange and Royal Adelaide golf clubs, Adelaide Airport. the convenience of Westfield West Lakes, and easy train access to the Adelaide CBD from Kentdale Street. More features to love:- Fully-tiled and solar heated inground swimming pool- Reverse cycle ducted and zoned A/C throughout, ceiling fans to bedrooms and lounge and feature Illusion Gas Fireplace 4000- Secure double garage with further off-street parking on exposed aggregate driveway- Large modern laundry with external access and plenty of storage- Stylish fully-tiled guests' powder room- Gas hot water system- 3000L rainwater tank plumbed into toilets- Irrigated front and rear garden- Zoned to Grange Primary and Seaton High, close to St Michael's College and within the catchment area for Elizabeth O'Grady Kindergarten- Just 420m to Grange East Railway Station- 770m to the sands of Grange Beach and 8.5km to the Adelaide CBD Land Size: 363sqm Frontage: 9.07m Year Built: 2023 Title: Torrens Council: City of Charles Sturt Council Rates: \$2,412 PASA Water: \$183.36 PQES Levy: \$227.65 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.