

**36 Westmoreland Road, Grange, SA 5022**

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**Sold House**

Thursday, 9 November 2023

36 Westmoreland Road, Grange, SA 5022

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 697 m2**

**Type: House**



Nick Tuck  
0408932775



Kelly Thomas  
0473140811

**\$1,000,000**

A local since 1962, this double brick home is showing her age but she still has some irresistible qualities. Her valuable 697sqm block (approx.) with 18.3m street frontage is perched between the glorious Grange beachfront and the Royal Adelaide golf course in one of Adelaide's most highly desirable seaside suburbs. And while never-ending sandy beaches hold instant summer appeal, the lifestyle she offers extends to seaside café dining, public transport options of bus or train, quality local schools and a spot of tennis or golf to round out the perfect weekend. Ready to make way for potential development (stcc), a grand family residence, or a remarkable reno, buyers will find a classic three bedroom, one bathroom floorplan delivering a spacious living and dining area that connects with a simple kitchen. Highlights include: • Popular location approximately 1.5 km from the beach • Beautiful local reserves with playgrounds and barbecues nearby • Abundant public transport • Local shopping and dining venues • Tidy kitchen with a freestanding stainless gas cooker • Original bathroom with terrazzo flooring • Split system air conditioning and ceiling fans • Updated timber-stained French interior doors • Carport with an auto roller door • Rear pergola • Large shed • Zoned Grange Primary School (900m) • Zoned Seaton High School (2.3km) Loaded with potential in an unrivalled location, her future looks as golden as the beautiful beachside sunsets. Council rates / approx. \$1,807.60 p.a SA water / approx. \$209.28 p.q ES levy / approx. \$123.55 p.a LET'S TALK RLA 267639 Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.