

**4 Willochra Avenue, Grange, SA 5022**

**HARRIS**

**House For Sale**

Tuesday, 9 January 2024

4 Willochra Avenue, Grange, SA 5022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



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**\$875k**

Striking the picture-perfect balance of a whisper-quiet suburban lifestyle bliss with exclusive reach to the soft sands of the family-friendly Grange Beach, 4 Willochra Avenue is every bit a blue-ribbon address primed for bright, new beginnings. Much-loved for over three decades and semi renovated since its c.1962 start, a spacious 3-bedroom base with light-spilling open-plan entertaining offers an ideal base for those thrilled with the thought of updating their own home or quickly turning this property into a high-yield rental, while you explore exciting future rebuild options (STCC). Comfortable as is, a refresh of minor cosmetic uplifts will quickly give this otherwise neat, tidy and above all spacious home a new lease on life. With a large master bedroom, two additional sizable bedrooms, as well as two bathrooms adding plenty of convenience to an otherwise original abode. Set on a spacious 696m<sup>2</sup> allotment that sees charming outdoor decking giving rise to pockets of summer-inspired alfresco entertaining all framing the sunbathed and palm tree adorned swimming pool – there's plenty to work with if you're keen to secure a seaside property at all costs. With a host of drawcards appealing to families and couples of all ages, find yourself a leisure stroll to Adelaide's premier coastline for enriching morning and afternoon walks plus long, fun-filled weekends in the sunshine, walking distance again to Grange Primary, as well as East Grange Train Station for traffic-free city-bound commutes, while Fulham Gardens and Findon Shopping Centre around the corner provide all your daily essentials along with a raft of cafés dotted along Grange Road for a lifestyle impossible to beat. Features you'll love: – Well maintained and mostly original home covering a 696m<sup>2</sup> (approx.) allotment in this blue-ribbon locale spilling with exciting redesign and rebuild potential (subject to council conditions) – Light-filled open-plan living flowing over lovely timber floors and catching fantastic backyard views – Original kitchen, 2 full bathrooms and practical laundry – Generous master bedroom featuring BIRs, fan and split-system AC – 2 additional sizeable bedrooms, both with BIRs – Large formal lounge and wide hallway at entry – Sunny chlorinated swimming pool surrounded by palm trees and timber decking alfresco – Neat and tidy frontage with double garage, solar system (not working) and LED downlights throughout open-plan entertaining Location highlights: – Just 1.5km to the beautiful Grange Beach for an incredible summer lifestyle – Walking distance to Grange Primary, and moments to Seaton High, as well as St Michael's College – Around the corner from Findon and Fulham Gardens Shopping Centre for easy access to all your shopping needs, and a quick 7-minutes to Westfield West Lakes for all your brand name outlets, cafés, and weekend entertainment Specifications: CT / 5320/343 Council / Charles Sturt Zoning / GN Built / 1962 Land / 696m<sup>2</sup> Frontage / 18.29m Council Rates / \$1,910.30pa (approx) Emergency Services Levy / \$298.75pa (approx) SA Water / \$216.96pq (approx) Estimated rental assessment: \$670 - \$700 p/w (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, Kidman 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