

# 42 Charles Sturt Avenue, Grange, SA 5022



## House For Sale

Monday, 20 May 2024

42 Charles Sturt Avenue, Grange, SA 5022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 430 m2**

**Type: House**



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## Contact Agent

Offers Close Wed, 5th Jun - 12pm (usp) Immerse yourself in the relaxed beachside ambiance of this charming renovated 1920s Character Bungalow. Nestled amidst lush greenery, this home offers complete privacy and a spacious yet low-maintenance layout flooded with natural light. Its east-facing rear garden sets the scene for year-round entertaining, adding to the home's inviting appeal. With its distinctive charm and vibrant personality, this residence exudes a positive, laid-back atmosphere, ready for immediate occupancy in a prime location. Enjoy strolling to local cafes, sipping coffee as you wander along the beach, or conveniently hopping on to the train to the CBD for work, shopping or to cheer on your beloved footy team. Nearby, you'll find a selection of excellent parks and reserves, as well as convenient access to diverse shopping destinations. Additionally, relish the advantage of residing within the catchment areas of Grange Primary School and other esteemed public and private educational institutions. Here's what awaits you in this delightful home:

- A beautifully landscaped garden welcomes you, offering secluded spots to entertain or simply relax with your morning coffee.
- Step into the inviting formal living area, featuring a cosy gas log fire and ornate ceilings that exude warmth and character.
- A contemporary extension added in 2013 provides a relaxed open space housing the ultimate family room, dining area and a stunning kitchen equipped with a long stone island bench, quality stainless steel appliances, gas cooktop, ample cupboard space and double fridge space.
- Slide open the doors onto the shaded veranda, offering a picturesque outlook and seamless indoor-outdoor living.
- The front bedroom boasts a built-in robe, ceiling fan and a sunroom annex ideal for use as a study.
- Retreat to the luxurious master suite at the rear of the home, featuring a beautiful ensuite and walk-in robe.
- A third bedroom comes complete with built-in robes and a ceiling fan.
- Fully renovated family bathroom and laundry for added convenience.
- Additional features include ducted reverse cycle air conditioning and timber floors throughout.
- Benefit from an environmentally friendly 13.2 kW solar system with 30 panels, as well as a convenient toolshed and rear lane way access to off-street parking.

Step into a vibrant community where every amenity you desire is within arm's reach. From cosy cafes to sandy beaches and bustling shopping centres, this neighbourhood has it all! Don't wait to experience the excitement and convenience that awaits just around the corner. Make this your new home and dive into a lifestyle that's as dynamic as it is fulfilling!

Certificate of Title - 5017/686 Council - Charles Sturt Zoning - General Neighbourhood Year Built - 1926 Land Size - approx 430m<sup>2</sup> Total Build area - 203m<sup>2</sup> Council Rates - \$1,663.80 pa SA Water Rates - Not Declared Emergency Services Levy - \$172.00 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.

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