

**507 Grange Road, Seaton, SA 5023**

**House For Sale**

Thursday, 4 April 2024



507 Grange Road, Seaton, SA 5023

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 620 m2**

**Type: House**



Michael Georgiadis  
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## **AUCTION ON SITE Sat 27/4/2024 at 11am (USP)**

Secluded behind high fencing sits this delightful C1964 solid brick family home. The property has been the pride and joy of the owners over many years, but now ready for its next chapter in life, whether it be redevelopment, live-in or investment. This location is all about convenience; public transport at your doorstep, within minutes to beautiful beaches at Grange and Henley Beach, local shopping is only a few metres away on Grange Road, or just around the corner you will find the fabulous Fulham Gardens shopping Centre offering a variety of shops to meet your needs. Be amazed with school choices, including, Henley High, St Michael's College Fulham and Grange Primary Schools and Kindergartens and Childcare Centre's are all only minutes away. THE PROPERTY This well-maintained home is set on a generous allotment of approximately 620m<sup>2</sup> (Zoned GN - General Neighborhood). Currently offering an expansive floorplan comprising 3 bedrooms (two with built-in robes), bedroom 1 with study and ensuite access. Enjoy casual and formal living areas, including lounge with built-in bar, wall unit air conditioner and built-in gas heater. The separate formal dining room, 2nd living area or home office is certainly an extra asset for those working from home. The retro style kitchen has ample built-in storage cupboards and bench space, electric upright stove, dishwasher and breakfast bar. Both the ensuite and main bathroom are very neat and tidy and there is a separate laundry. Other features to note: Jarrah floorboards and a lovely light filled ambience throughout. Outside areas offer plenty of space and privacy for the kids to play and adults to entertain. Take a dip you're your very own inground pool or relax with a BBQ under the full-length verandah, complete with all-weather blinds. There is off-street parking via gated driveway, single carport plus 2 open spaces. This is a fabulous opportunity for those looking for a comfortable home in this convenient location! "PLEASE NOTE the Form 1 - Vendor's Statement (Section 7) Land and Business (Sale and Conveyancing) Act 1994 may be inspected at Michael Kris Real Estate office located at 538 Grange Road, Henley Beach for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts."