

54 Swan Street, Grange, SA 5022



Sold House

Thursday, 21 September 2023

54 Swan Street, Grange, SA 5022

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 402 m2

Type: House



Nick Beneke
0882928300



Nazz Mina
0882928300

\$1,100,000

Fancy starting your day with a brisk beachfront walk, a few laps in the refreshing ocean or just kicking back and enjoying a weekend morning coffee whilst soaking up the relaxing views along the water's edge...this beautiful low maintenance home is perfectly positioned for those looking for a quiet coastal retreat located just a short walk to the pristine coastline of glorious Grange beach! Featuring 3 bedrooms, 2 bathrooms and 2 living areas, this wonderful property showcases exceptional living for families, professionals, downsizers and retirees or those looking for the ideal studio or office space to work from home. Enter to a warm and inviting residence, with beautiful neutral tones. Perfectly positioned on a low maintenance 402 sqm block, the ideal coastal lifestyle kicks off with a welcoming federation style façade and free-flowing footprint that seamlessly transitions from a large welcoming fully tiled entry hall sitting amidst a generous formal lounge and open plan family/dining areas that bask in natural light, to a wonderful undercover outdoor rear area set amongst established leafy gardens for those who love just to entertain. The spacious carpeted master suite, with walk-in robe and generous ensuite is conveniently located on the other side of the property, providing a highly desired private space to unwind away from the living areas. Showcasing the ideal balance between space, functionality and design, the two other bedrooms off the main hallway are serviced by the well-appointed second bathroom with separate shower. Unleash your inner chef amidst stone benchtops, stainless steel appliances and timeless overhead and under bench cabinetry offering ample storage space, keeping workspace benchtops decluttered and wine-ready for relaxed entertaining. Bring on tranquil outdoor alfresco dining under the gabled outdoor entertaining area and café blinds - just perfect for get togethers all year round! As the resident BBQ grill master whips up deliciously charred meals outside, you'll be spending less time in the kitchen and soaking up more of those balmy evenings - it's the easiest way to please a big crowd! Experience year-round comfort with reverse cycle air-conditioning and solar panels for energy-efficient regulation of temperatures throughout the home. Offering secure off-street parking and a double garage with automated roller doors, this cleverly designed home provides fabulous connectivity to the front and back yards. It's no secret why many families, professionals with regular interstate guests, downsizers and retirees choose to settle in Grange; from the reputable schools, holiday mode vibes, minimal traffic and recreational opportunities it provides, to the wonderful seaside charm nearby. It's a hit with those looking for a beachside lifestyle just a few minutes from picturesque Grange jetty/beach, prestigious Grange Golf Club, Royal Adelaide Golf Club, trendy Henley Square restaurants and cafes, the Grange Hotel and Grange Jetty Kiosk. Fulham Gardens and West Lakes Shopping Centres are just a short commute for a retail fix. With neighbouring access to West Lakes Kindergarten & Early Childhood Centre, Grange Primary, Star of the Sea, Fulham Gardens Primary, Fulham North Primary, Seaton High School and St. Michael's College, quality education offerings abound nearby to set the kids on a thriving path. And when a trip to the city is on the cards, a direct train line runs to and from the CBD, servicing the suburb and providing a hassle-free commute - live life to the max, it's all here! What we love:

- Location, location, location - fantastic opportunity to live between the city and sea!
- 5-minute walk to the white sands and clear blue waters of glorious Grange beach
- Timeless neutral tones throughout providing the perfect base for stylish living
- Generous master bedroom features walk in robe and ensuite, bedroom 2 with built in robes
- Plantation shutters
- Large carpeted formal lounge overlooking secure front yard
- Spacious fully tiled open plan family and dining flowing to the alfresco
- Linen storage
- Fully tiled timeless kitchen offering plenty of storage, stone bench tops and stainless-steel appliances
- Main bathroom with separate shower and bathtub
- Separate laundry
- Zoned ducted reverse cycle air-conditioning
- Energy bill saving solar panel system
- Security system
- Entertainer's gabled undercover paved outdoor entertaining area with café blinds and leafy established gardens
- Secure off-street carparking for 4 vehicles
- Double garage with electric roller door and convenient rear roller door access to backyard
- Close to local bus stops and train station for easy commutes to local shopping centres and the CBD
- Great school zoning and access

Nothing to do, just move in! Auction: Saturday, 7th October 2023 at 1.30pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.