

**55 Jetty Street, Grange, SA 5022**

**Sold House**

Wednesday, 8 November 2023

55 Jetty Street, Grange, SA 5022

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Chris Dimitrak

## Contact agent

Positioned mere minutes from the vibrant heart of Grange's community hub, this home places you at the centre of convenience and relaxation. Indulge in local cafes, relish the exquisite tastes of nearby restaurants, or browse through specialty shops. Parks and reserves beckon for tranquil moments, while some of Adelaide's most picturesque coastal beaches await your footprints! Therefore, an exceptional opportunity to build your ideal residence on this splendid north/south oriented parcel of land, capable of accommodating a diverse range of architectural designs. This offering is especially noteworthy due to its rare and expansive frontage measuring 18.29 metres. Such opportunities are seldom available in this highly sought-after coastal area, renowned for its exclusivity and desirability. For the astute buyer, there are all several outstanding investment options:-1. Simply update the home and enjoy the vibrant Grange community! 2. Land bank the property - receive a generous rental income while you decide your future plans! 3. Develop the property by sub-dividing (subject to council consents) while retaining a block of land and then building the home of your dreams! Remember this address is not just a residence but a portal to a life where every day feels like a holiday...whether you're taking a leisurely stroll to Jetty Street's array of cafes and shops or utilizing the excellent public transport links, including the Grange train station and numerous bus routes, this is a place where convenience meets a coastal lifestyle. We invite you to experience this exceptional location and what it has to offer all year around! Auction: Saturday, 25th November 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. The vendor's statement may be inspected at 219 Grange Road, Findon SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.