

**6 Emma Court, Grange, SA 5022**



**Sold House**

Sunday, 20 August 2023

6 Emma Court, Grange, SA 5022

**Bedrooms: 3**

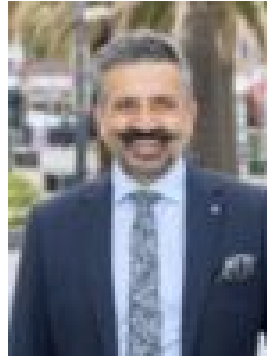
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,140,000**

Perfectly positioned in a quiet cul-de-sac and situated on a 450 sqm (approx.) low maintenance corner block, 6 Emma Court Grange is packed full of surprises and is waiting for you to make it yours! Showcasing exceptional versatility for all generations of families, professionals, downsizers and those who just love to entertain, this wonderful Neo-Federation style home features spacious living for memories worth a lifetime. Step behind the welcoming façade into a warm and inviting residence, with beautiful neutral tones. A carpeted master bedroom, with his and hers walk-in robe and generous ensuite located at the front of the home looking over the front garden. Two other carpeted bedrooms off the main hallway are serviced by the main bathroom. Experience year-round comfort with reverse cycle air-conditioning, indoor ceiling fans and solar panels for energy-efficient regulation of temperatures throughout the home. Featuring a huge kitchen, whipping up meals for friends and family is a delight. Packed with under bench storage, workspace ready benchtops are decluttered for relaxed entertaining. Offering two living areas, there is enough space for all! Receive guests via the arched entrance and into the traditional formal living, whilst a large open plan family room at the rear of the home leads seamlessly to the huge outdoor area for more relaxed living. Bring on tranquil outdoor alfresco dining under the covered outdoor entertaining area that is perfect for get togethers all year round! As the grill master whips up deliciously charred meals on the BBQ, 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! Offering extensive off street carparking for 4 cars and a secure double garage/workshop with automated roller doors, this cleverly designed home provides fabulous connectivity to the front and back yards. It's no secret many families choose to settle in Grange; from the reputable schools and recreational lifestyle it provides, to the wonderful seaside charm nearby. It's a hit with those looking for a beachside lifestyle just a few minutes from beautiful Grange jetty/beach, prestigious Grange Golf Club, Royal Adelaide Golf Club, 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 quality schools such as 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 - it's all here!

What we love:

- Fantastic opportunity to live between the city and sea!
- Freshly painted, with neutral tones throughout providing the perfect base for stylish living
- 3 generous soft carpeted bedrooms - master bedroom with his 'n' hers walk in robe and ensuite, bedrooms 2 and 3 with built in robes.
- Carpeted formal lounge overlooking courtyard
- Tiled kitchen/meals with walk-in pantry, ample bench space and under bench cupboard storage
- Modern main 3-way bathroom with separate shower and bathtub
- Separate laundry and toilet
- Linen cupboard
- Large open plan family
- Huge undercover paved alfresco entertaining area
- Ducted reverse cycle air-conditioning
- Ceiling fans to all bedrooms
- Double garage with 2 automatic roller doors and secure entry into the home
- Off-street carparking for 4 vehicles
- Garden shed
- Energy bill saving solar panels
- Great school zoning and access
- Nothing to do, just move in!

Auction: 2nd September 2023 at 1.15pm (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.