

# 6 Pine Lodge Crescent, Grange, SA 5022



## House For Sale

Sunday, 5 May 2024

6 Pine Lodge Crescent, Grange, SA 5022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 442 m2**

**Type: House**



Larry Finis



Raffaele Spano  
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## **Auction 25/5/24 @ 10.00am**

Prominently located in the coveted enclave of Grange, South Australia, the residence at 6 Pine Lodge Crescent offers an embodiment of contemporary elegance and sophistication on approximately 440sqm of prime land. This immaculately presented home, boasting a versatile floor plan that includes three generous bedrooms and the bonus of an additional space perfect for a home theatre, fourth bedroom or office, which caters to the modern family's every need. As you step through the entrance, you are welcomed by polished concrete floors that lend an air of sleek modernity to the living spaces, while plush carpets in the bedrooms promise comfort and luxury. Each bedroom is also equipped with ceiling fans and built-in robes for added convenience. The master suite features dual vanities in the en-suite bathroom and a his and hers walk-in robe. This home's design excellence is matched by its practicality. It incorporates a well-appointed gourmet kitchen with full Smeg appliances, 900mm induction hotplates, under-bench oven, built-in microwave, steam oven, insinkerator and filtered water. There is also a butler's pantry featuring a dishwasher, 2nd sink and pantry. The bathrooms are tiled to the ceiling with concealed cistern toilet suites for the luxury you deserve. All wet areas have beautiful Caesar stone benchtops adding clean and seamless lines. The integration of an alarm system, intercom, 13kw solar panels, NBN and lockable remote garage door ensures a secure and comfortable lifestyle. Distinguished by premium materials and in excellent condition, the home includes a gas fireplace and reverse cycle ducted air conditioning, offering a climate-controlled environment all year round. Entertaining is a delight with the outdoor area, which includes a full electric heated in-ground pool, outdoor shower, pool-shed, outside toilet and dedicated space for outdoor entertainment equipped with a built-in Beefeater BBQ, rangehood, cupboard draws, Caesar stone top, an insinkerator, ceiling fan and access for an outdoor TV system. The meticulous manicured gardens serve as a serene backdrop to the exquisite outdoor setting. Noted features:- 3 bedrooms with plush carpets, ceiling fans and built-in robes- Master bedroom with en-suite, ceiling fan and large walk-in robe facilities - Optional 4th bedroom/home theatre/office with built-in desk and wall unit - Polished concrete floors throughout and plush carpets to bedrooms- Cozy gas fireplace and reverse cycle ducted air conditioning- Fully equipped laundry with Robinhood ironing station and plenty of cupboards- Hills hub with data points, alarm system, CCTV cameras and intercom- Immaculate outdoor entertainment area, fenced featuring an in-ground pool- Landscaped and manicured gardens enhancing curb appeal- Equipped with a 13kw solar panel system for energy efficiency- Dual garages providing ample vehicle storage

The list goes on and on....! Situated in a prime location, this property ensures connectivity and ease of living, being close to parklands, schools, Westfield Shopping, transport, Grange golf course, only minutes to the beautiful waterway of West Lakes and the sandy beaches of Grange and Henley Beach, catering for a variety of lifestyles. 6 Pine Lodge Crescent is more than just a house; it is a sanctuary designed for those seeking a blend of luxury comforts, entertainment possibilities, and sustainable living, all packaged within a prestigious locale. For Definite Sale! For more information call Larry Finis on 0400 600 422 or Raffaele Spano on 0427 305 089 To be Auctioned on-site SATURDAY 25th MAY @ 10am open from 9.30am NB: RECENT SALES AVAILABLE ON REQUEST OR AT OPEN INSPECTIONS. PLEASE NOTE: THE FORM 1 AND SEARCHES: VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT BELLE PROPERTY WEST LAKES 75/155 BREBNER DRIVE WEST LAKES SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION OR 30 MINUTES PRIOR TO THE AUCTION STARTING