

63B Swan Street, Grange, SA 5022

**NOAKES
NICKOLAS**

Sold House

Thursday, 16 November 2023

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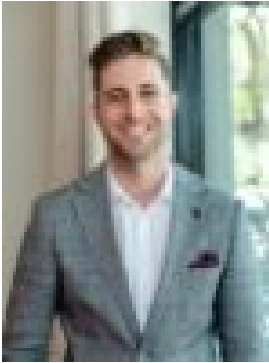
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 397 m2

Type: House



Callan Eames
0431471470



Matt Brook
0490677015

\$1,426,000

Auction on Saturday the 2nd of December at 11AM (Unless Sold Prior). Redefining coastal luxury from its prized 397sqm parcel, this custom-designed c2020 residence fuses timeless style with the tranquillity of its nearby shorelines to bring a luxurious home base to its unparalleled position on Swan Street. A complete class act from the first glimpse of the rendered façade, the lockable pedestrian gate and lofty good neighbour fencing create a secure boundary around both the home and manicured front garden, keeping both kids and pets safe. Continuing the trend, the three-bedroom footprint spans between 2.7m ceilings and solid 19mm Australian Chestnut timber floors fixed upon battens, bringing an authentic and spacious feel that carries through the entirety of the home. Placed at the front of the footprint, two bedrooms receive a glowing dose of daily sunshine through elegant sheer curtains, one fitted with built-in robes and the other perfectly versatile for use as a home office or additional living zone behind double doors. Also connecting from the vast hallway, you'll find ample built-in storage, a powder room and family-sized main bathroom appointed with quality fixtures and spa bath, servicing both front bedrooms and visiting guests. Purposefully designed around a central and undeniably luxurious master retreat, the heads of the house receive rightful perks of both a built-in and spacious walk-in robe, along with a deluxe floor-to-ceiling tiled ensuite boasting couple's shower and dual basin vanity. From here, you have central access to an open nook offering another zone for study or lounging, before pulling back double glass doors to arrive at the great expanse of free-flowing living that promises to take entertaining up a notch. A sizable sight to behold, you'll love dining and relaxing in this generous space, with the gas fire flickering in the background during the cooler months or roll up the motorised blinds and allow a fresh sea breeze to fill the home through 4.8m boutique stacker doors of a summer afternoon. At the helm, a gourmet kitchen that is as beautifully sleek as it is functional, adorned with 900mm Smeg induction cooktop, Whispair rangehood, dual AEG pyrolytic ovens, Asko dishwasher, smoky glass splashback and oversized breakfast bar upon 40mm waterfall benchtops – gratefully extended by an open butler's pantry granting more space to store your cooking apparatus. You'll soon be taking advantage of your beachside setting by choosing to dine alfresco whenever possible, aided by a brand-new Gasmate outdoor BBQ kitchen, matching Whispair rangehood, bar fridge and wet sink combo - whilst simultaneously being cooled by the ceiling fan above. Look out onto a verdant patch of grass, striking just the right balance between low-maintenance and lushly serene, whilst the skillion roof of the rear accessible double garage has been purposefully designed to allow you to gaze out to the top of the Norfolk Island pines whilst enjoying a glass of post-dinner wine and that magical coastline sunset. With both the ocean and the trainline on your doorstep, you'll love the 23-minute traffic-free commute to your city office, whilst an outdoor lifestyle is certain to take priority with easy proximity to The Cooks Pantry, dusk dips and long Esplanade walks. It's a perfect recipe for a classy and contemporary coastal life of the highest calibre on Swan Street. Even more to love:- Just 500m to Grange Esplanade- Rear access to double garage with workshop alcove- Floor-to-ceiling tiled bathrooms with large shower niche- Stone benchtops & 2PAC cabinetry throughout- Abundance of floor-to-ceiling storage throughout- Fujitsu ducted & zoned R/C air conditioning- Gas fire to lounge- 3-phase power- Private good neighbour fencing- Fully irrigated front & rear gardens- 2-minute walk to Grange train station- 600m to zoned Grange Primary- Walking distance to Grange Lakes Reserve & Playground- Proximity to local cafés, restaurants, Henley Square & Westfield West Lakes Land Size: 397sqm Frontage: 8.69m Year Built: 2020 Title: Torrens Council: City of Charles Sturt Council Rates: \$2,129.25 PASA Water: \$239.21 PQES Levy: \$272.65 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.