

69 Charles Sturt Avenue, Grange, SA 5022



Sold House

Thursday, 15 February 2024

69 Charles Sturt Avenue, Grange, SA 5022

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 281 m2

Type: House



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\$1,430,000

A dazzling, seaside dream sparkling across a 2-storey, 230m² footprint of stunning living and entertaining space, and where the soft sands of Grange Beach sit just a tiptoe away, will have coast-loving families and those eager for a sea-change brimming with what could be. Behind a beautiful curb-side presence, enter to a sweeping ground floor gliding over striking stone-wash tile floors and straight into the open-plan social hub of the home. Flooding with natural light through panoramic glass sliders, entertaining elegance and relaxed family living reveal instant, everyday appeal. From the spacious chef's zone letting you handle the morning rush with ease, discover nightly culinary triumphs while cooking with company, to enjoying fun-filled, open-house get-togethers that spill out onto the chic all-weather alfresco helmed by a gleaming in-built BBQ and kitchenette - the potential to host and hone your inner-entertainer needs absolutely no convincing. Not just a property offering impeccable lifestyle finesse, but a wholesome home delivering incredible family-friendly function and form, thoughtful architectural design has practicality in spades. Starting with the soft-carpeted second level, you'll find the lofty and light-filled master bedroom headlining this private upstairs oasis, and capped-off with a fresh air balcony for serene starts to your mornings. Two additional bedrooms, full bathroom and dedicated study complete the private living, while downstairs captures more fantastic adaptability with a lovely formal lounge at entry, glistening second bathroom, as well as second office space. Such well-conceived living also sees a long list of creature comforts and inclusions, and combined with a blue-ribbon address that puts you in exclusive proximity to the water's edge for unrivalled summer season fun, a raft of popular cafés for easy eat and treats, and moments to thriving shopping hubs... make 69 Charles Sturt Avenue that coastal dream come true.

FEATURES WE LOVE

- Stunning open-plan living potential as the kitchen, dining, lounge and outdoor area combine for one elegant entertaining hub
- Effortless alfresco flow and seamless extension to the outdoor entertaining featuring ceiling fan, zip-trak blinds for complete comfort, and in-built BBQ area for perfect weekend get-togethers and balmy evenings
- Supremely spacious designer kitchen flush with sweeping bench top space and breakfast bar, abundant cabinetry and cupboards, WIP, and gleaming stainless appliances including dishwasher
- Second ground floor lounge room at entry or handy 4th bedroom option
- Beautifully light-filled master bedroom featuring scenic balcony, plush carpets, ceiling fan, WIR and luxe ensuite
- 2 additional upstairs bedrooms, both with soft carpets, ceiling fan and BIRs
- Lovely study area and sparkling bathroom
- Full ground floor bathroom featuring separate shower and bath, dedicated office or storage room, and practical laundry
- Powerful zoned ducted AC throughout for year-round comfort, bill-busting solar system, and toasty feature gas wall heater in main living
- Manicured easy-care backyard with sunny lawn and leafy, private screening, and low maintenance native gardens in the front
- Secure garage with auto roller door and striking aggregate concrete drive and pathways

LOCATION

- A 400m stroll to the soft sands of Grange Beach for an unrivalled seaside lifestyle
- Around the corner from local cafés, Grange Primary and Seaton High
- Just 5-minutes to both the bustling Westfield West Lakes for all your shopping needs, as well as the trendy Henley Square teeming with great restaurants and bars
- Moments to Grange Train Station for traffic-free city-bound commutes

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | Charles Sturt Zone | GN - General Neighbourhood \\ Land | 281sqm (Approx.) House | 262sqm (Approx.) Built | 2014 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa