

# 7/7 Grandview Avenue, Urrbrae, SA 5064

## Sold Unit

Tuesday, 15 August 2023

7/7 Grandview Avenue, Urrbrae, SA 5064

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Glenn McMillan  
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Peter McMillan  
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**\$649,000**

Auction Location: On Site We are proud to present this expertly renovated two-bedroom home unit in a peaceful park setting. Very rarely does a unit of this calibre come to the market in such exceptional condition, having been renovated throughout within the last few years, offering complete peace of mind and ease for the next owner to make it their new sanctuary. Beaming with natural morning sunlight through the large master bedroom and living room bay window, then dappled afternoon sun to the kitchen, second bedroom and back yard, this unit has a wonderful sense of being light, bright and fresh in every room. Stepping inside the front door, the spacious open-plan living and meals area offers plenty of space, while remaining cosy and practical. Connected adjacent is the beautifully updated kitchen, featuring high-end AEG appliances, with gas cooktop stove, electric oven and dishwasher, stone bench top, feature lighting, ceramic tiling, and lots of cupboard storage space. The bathroom offers equal quality, being fully tiled, with modern shower, toilet, vanity and even under-floor heating! The laundry has been updated with the same high-quality consistency. Both bedrooms feature floor-to-ceiling built-in wardrobes plus additional cabinetry and are spacious enough to easily accommodate double/queen size beds. Other recent quality additions to the property include Daikin reverse-cycle ducted air-conditioning throughout, Karndean designer loose-lay flooring, new ceilings, LED down-lights, blackout blinds, instantaneous gas hot water system, freshly painted interiors, updated plumbing and electric systems, automatic garage door from adjoining garage, and shelving in storage room. One of only 8 units in the peaceful and well-maintained group, the property is idyllically positioned adjacent to Meadowbank Reserve with its beautiful established gum trees, which are home to many birds and the local koala. Other nearby places of interest are Waite Campus, Urrbrae House and its lovely Rose Garden, the Arboretum, Carrick Hill, nature walks, plus easy bus transport from Waite Rd a short stroll away. Don't miss this opportunity to secure a polished, turn-key ready unit for your next home! Strata: \$760 p/q Council: \$1,309.45 p/a Water: \$153.70 p/q