

# 92 Grant Avenue, Toorak Gardens, SA 5065

## House For Sale

Tuesday, 7 May 2024

92 Grant Avenue, Toorak Gardens, SA 5065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Nicole Neill

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**\$1,900,000**

Auction Location: One Site Built in 1990 and set on approximately 448 sqm of prime Toorak Gardens land, this spacious double storey home comprises four bedrooms, two bathrooms, powder room, two ground floor living areas, and upstairs study / third living area. Ground floor accommodation comprises primary bedroom suite with a large walk-in-robe, and a generous ensuite bathroom including double vanity with stone benchtops, freestanding bath, separate shower, wc, floor to ceiling tiling, underfloor heating, heated towel rail, and an abundance of storage; spacious formal lounge room; renovated kitchen with stone benchtops, quality appliances and pantry; and a generous family room opening out to the rear entertaining area and overlooking the glorious rear gardens. A second bedroom, guest powder room, and laundry completes the ground floor accommodation. Upstairs you'll find an additional two bedrooms, bathroom with floor to ceiling tiling, underfloor heating, vanity, shower and wc. There's also a generous study / living area upstairs offering the perfect place for children or guests to retreat and relax. This wonderful home has been tastefully decorated in neutral tones with quality fittings throughout comprising a combination of tiles, floorboards and carpet, and plantation shutters giving the home a stylish modern feel. Additional features include reverse cycle ducted air conditioning, double glazed windows to the lower level and off Street parking for 2 cars. Just a few short steps to Dulwich Centre and prestigious Fergusson Square, within easy access to the Burnside Village Shopping Centre, cosmopolitan Norwood Parade Precinct and the vibrant East End and CBD, situated in the Rose Park Primary and Marryatville High School zones, and within close proximity to a host of South Australia's finest private schools, this wonderful family home represents the quintessential Toorak Garden's lifestyle at its absolute best.