

**21A Alexander Avenue, Grange, SA 5022**

**GaryJSmith**

**House For Sale**

Wednesday, 10 July 2024

21A Alexander Avenue, Grange, SA 5022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 317 m2**

**Type: House**



Craig Smith  
0417979694



Nathan Clegg  
0415590706

## Best Offer By Tuesday 30th July at 12PM USP

Brand new Architecturally designed and in a most popular beachside Grange location this superb two-storey build on a manageable 317sqm (approx.) allotment with striking multi-textural façade will command your attention upon first glance. A wide formal entry is accessible via a large front porch, as well as direct from the auto double garage. A grand master bedroom conveniently positioned on the ground floor is also easily accessible upon entry, with full-height sheer curtains adding an extra element of grandiose, and a walk-through robe onto luxurious ensuite bathroom with enormous frameless shower with niche, floating timber vanity and floor-to-ceiling tiling. Overlooking an open plan living and dining space and paved rear alfresco under the main roof, the contemporary kitchen is an instant focal point, with charcoal cabinetry and muted grey accents combining for the most stylish of cooking quarters. Fully equipped with solid surface island bench, double sink, 900mm oven and gas cooktop plus a generous butler's pantry complete with plenty of extra storage, Bosch dishwasher and second sink, there's no doubt home chefs will be in their dream kitchen here. Upstairs, a built-in nook offers the perfect home office or study set up, while a roomy carpeted retreat acts as a second living space or kids' area. Two additional bedrooms on the first floor offer built-in robes, serviced by a second gorgeous bathroom with freestanding bath, frameless shower and a separate toilet and powder room with floating vanity. You'll love: - Zoned ducted reverse cycle air conditioning throughout - Large ground floor laundry with lots of storage - Engineered timber flooring to lower level - Third separate w/c with vanity on ground floor - Torrens Titled Allotment - Secure low maintenance courtyard - Double lock up garage plus extra off street parking. Close to the Grange Beach, Jetty Street Cafes and local golf clubs, and within walking distance of the Grange Primary School, Grange Lakes Reserve, the bus and train, walking trails along the inlet and the expansive Grange Recreation Reserve with playground, basketball court and hockey and soccer clubs. Just over 12kms to North Adelaide and the CBD. Enjoy life in the lap of luxury living on the coast.