

26 Grange Road, Hawthorn, SA 5062



House For Sale

Tuesday, 25 June 2024

26 Grange Road, Hawthorn, SA 5062

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 590 m2

Type: House



Mannas Chan
0451858389



Miguel Zhang
0410208912

Auction On-Site Saturday 13th July 3:00PM

Taking up residence on one of the most well-known roads in this blue-ribbon pocket of Adelaide's premier south that's a leisure stroll to the vibrant Mitcham Square teeming with cafés and weekend entertainment options, 26 Grange Road is a big block original beauty spilling with potential. Whether you're looking to get your foot into this much-loved and leafy locale flourishing with lifestyle ease, and with a solid brick base you can update and renovate, a sweeping near 600sqm parcel ready to redesign from the ground up (STCC), or simply lease or live-in as is until you're ready to transform - all options are on the table here. Perfectly comfortable and cosy, enjoy a familiar and generous 3-bedroom footprint nestled around a neat and tidy bathroom, while a large light-filled lounge and adjoining dining gives you space to entertain as much as unwind and relax with your nearest and dearest. You'll find the crisp white original kitchen just a welcome conversation away from friends and family ensuring you're never far from the fun. Outside, a south-facing backyard catches the best of the day's sunshine, and with a little TLC, will quickly become an outdoor haven for kids to play, the family pet to roam or simply a spot savour morning coffee routines and delightful summer dining. No matter your need, rhyme or reason, this property is all about its size, scope and incredible location appeal. With a raft of stellar schooling options ranging from Westbourne Park and Mitcham Primary, zoning for Unley High, as well as private options such as Mitcham Girls and Springbank Secondary College, a stone's throw to the stylish shopping precinct of King William Road Hyde Park, and of course easy access to trains ready to bee-line you straight into the CBD for traffic-free work commutes... seizing a haven in Hawthorn is an opportunity you don't want to miss!

FEATURES WE LOVE

- Solid brick c.1960's property, well maintained and presented, and set on an enticing 592sqm parcel inviting wonderful scope to renovate, extend, redesign or rebuild (subject to council conditions)
- Light-filled lounge with wide windows and adjoining dining with AC
- Crisp white original kitchen with plenty of cabinetry and storage
- 3 generous bedrooms, all with split-system AC and wide windows, and main with handy BIRs
- Central neat and tidy bathroom featuring separate shower and bath, as well as separate WC adjoining the laundry
- Wide rear verandah area overlooking a sunny, south-facing backyard
- Secure garage, along with a sizeable storage shed
- Neat brick frontage with more handy yard space behind private brush fencing

LOCATION

- Walking distance to local cafés, Mitcham Library, and Mitcham Square for great access to all your shopping, amenity and casual eat needs
- Moments to Westbourne Park and Mitcham Primary, zoned for Unley High, as well as Mitcham Girls and Springbank Secondary College close by
- 5-minutes to the vibrant shopping precincts of Unley, King William and Goodwood Road
- A short stroll to Mitcham Train Station ready to zip you into the city in a flash

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 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 | Mitcham Zone | EN - Established Neighbourhood \\ Land | 590sqm (Approx.) House | 199sqm (Approx.) Built | 1963 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa