

473 Military Road, Grange, SA 5022



House For Sale

Wednesday, 26 June 2024

473 Military Road, Grange, SA 5022

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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Best Offer By 15/07 at 5pm (USP)

Nestled in the highly-coveted coastal suburb of Grange, this exquisitely renovated 1935 Torrens Titled maisonette presents a harmonious blend of original period charm and modern luxury. The residence boasts a meticulously detailed revitalization that respects its heritage while elevating its functionality and style to meet contemporary living standards. The striking sandstone façade leads into interiors where high ceilings, polished floorboards, and ornate detailing are complemented by a plethora of modern enhancements. A light-filled and tasteful extension at the rear of the property sets a benchmark for sophisticated design, capturing the essence of a relaxed Mediterranean-inspired retreat. Inside the home, the thoughtfully designed open plan living space emerges as the heart of the property. Large skylights infuse the area with an abundance of natural light, creating an inviting atmosphere that flows effortlessly into the sleek, well-equipped kitchen. Here, aspiring chefs will delight in the state-of-the-art brushed stainless steel Electrolux appliances, stylish Caesarstone benchtops, and unique Moroccan Tadelakt splashbacks. The property further impresses with two generously proportioned bedrooms, including a master with an innovative walk-in robe and luxury integrated bed design, while the second bedroom features a historical fireplace and ample storage. Property highlights include:-

- Elegant lounge/dining area bathed in natural light
- 2 comfortably sized bedrooms, master with walk-in-robe
- First bedroom features custom bedhead with lighting
- Gourmet kitchen boasting Electrolux appliances, Caesarstone benchtops and Tadelakt splashbacks
- Bathroom styled like a spa, with custom Tadelakt finishes and quality fixtures
- Integrated European laundry with practical storage space
- Attic storage of 14m² (approx.)
- Ducted evaporative cooling system for temperature control
- High-quality, low maintenance wooden floorboards throughout
- Remote-access carport complemented by an additional car space on the driveway
- Outdoor features include a lush tiered garden, pergola, and private upper terrace
- Outdoor shower, perfect for post-beach refreshment
- 4kW Solar panels installed for energy efficiency
- Premium location moments away from Grange Beach, shops, and transport
- Located directly across Military Road is the newly developed Grange Community Garden which offers the opportunity to grow your own organic produce and meet others within the community

Wrapped in the serenity of its landscaped terraced gardens, this property delivers an intimate outdoor experience with multiple zones for entertainment and relaxation. The enchanting pergola and upper terrace offer idyllic settings to soak in the surrounds, including views of the picturesque Adelaide Hills. With the golden sands of Grange Beach just moments away, this impeccable home encapsulates a rare opportunity to inhabit a place where everyday living feels like an endless vacation. Combining its well-preserved historical essence with an array of modern finishes, this house presents a unique living experience in a sought-after location. Proximity to essential amenities, including local schools, shopping, and public transport, adds immense value to an already attractive lifestyle offering. This distinguished property awaits those seeking an exquisite coastal abode with no expense spared on comfort and quality. This would appeal immensely to downsizers or the astute investor wanting to capitalise on a fantastic short term or long term return in this highly desirable beachside location.

Specifications: Year Built / 1935 Council / Charles Sturt Rates / \$371 PQ (approx.) ESL / \$163 PA (approx.) SA Water / Water Rates \$296.80 PQ - Sewer Rates \$460.52 PQ Rental Projection / \$750-\$780pw. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 329240