

8 Willochra Avenue, Grange, SA 5022

Sold House

Wednesday, 27 September 2023

8 Willochra Avenue, Grange, SA 5022

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 738 m²

Type: House



Trinity Egglestone
0406944085

\$1,150,000

Step into the charm of a bygone era with this exquisite Colonial style family home, a true gem from the 1960s. Nestled on a prized land holding of 738sqm with an impressive 22.86 metres of street frontage, this property has been cherished by a single homeowner and is presented in immaculate condition. Whether you're yearning to revive its classic character through renovation or start fresh with a new home or subdivide (pending necessary consent), this residence and land holding offers endless possibilities. Step inside, and you'll discover a world of timeless elegance. The formal living and dining room is adorned with an ornamental fireplace complemented by a gas heater, while a stunning bay window fills the space with natural light, creating a warm and inviting atmosphere. The heart of the home, the timber kitchen, boasts a classic aesthetic and offers modern convenience with an oven, gas cooktop, and ample cupboard space. An adjacent meals area includes extra built-in cupboards, perfect for those who appreciate additional storage solutions. The family room overlooking the breath taking backyard, is equipped with a split system air-conditioner for year-round comfort. All bedrooms feature built-in robes, with bedrooms 1 and 2 including a charming dressing table. The retro blue bathroom, with its separate bath and shower and a single vanity, adds a touch of nostalgia to your daily routine. The laundry is conveniently located with direct access to the backyard and features an additional toilet to cater to the main living areas. For those with a passion for lawns you will truly appreciate the lush back and front lawns that resemble the finest putting green and the well-manicured gardens provide an expansive space for kids to frolic. Entertain in style beneath the undercover outdoor area, ideal for alfresco dining and gathering with friends and family. Parking is a breeze with plenty of secure off-street space, including a drive-through garage that accommodates up to 2 cars. The location is simply superb and only a short drive to dining and shopping options at Henley Square or enjoy the white sand and crystal blue water at Grange Beach. There is plenty of public transport options and schools on offer with St Michael's College, Henley High School, and Fulham Gardens Primary School. The scope for this property is limited only by your imagination, and it awaits your personal touch to restore or redefine its timeless character. Property Details: Council: City of Charles Sturt Zoned: General Neighbourhood Land Size: 738sqm House Size: 202sqm Year Built: 1962 Council Rates: \$1,842.05pa For further information please contact Jarad Henry or Trinity Egglestone. The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings. Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 182909