

# Lot 1, 69 Swan Street, Grange, SA 5022

## Residential Land For Sale

Wednesday, 13 September 2023

Lot 1, 69 Swan Street, Grange, SA 5022

Area: 456 m2

Type: Residential Land



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## Contact Agent

Delivering so much more than a simple house and land package, this exquisite designer residence is a luxurious lifestyle waiting to happen. Spanning the 456sqm corner allotment is a trendsetting 364.8sqm architectural stunner soon to be built by Metro Homes. The next-level design is brimming with star-studded extras - a two storey, four-bedroom, 3.5 bathroom layout showcasing flawless function and form to please the most discerning buyers. From expansive open plan living and sensational master bedrooms on each level to the formal lounge, separate home office and first floor theatre, effortless family living and entertaining is set to be done in exceptional comfort and style. And while the idyllic sun-drenched shores of Grange beach will tempt you come summer with such a short walk, the option of a resort-style inground pool makes cooling off at home just as alluring. Sophisticated design elements include: 3m ground floor ceilings, 2.7m first floor ceilings, 2340mm doors. Ducted reserve cycle air conditioning. 900mm stainless steel appliances, integrated dishwasher. 60mm reconstituted stone kitchen benchtops. 20mm reconstituted stone laundry, bathroom and butler's pantry benchtops. Chrome mixer tapware throughout. Timber laminate flooring to downstairs living. Quality carpet to all upper floor living areas. American Oak veneer staircase. Flame fireplace in the front living room. Fully tiled bathrooms with frameless shower screens and touch mirrors. Freestanding bath and double vanity in the upstairs ensuite. LED downlights throughout. Alfresco features an outdoor kitchen and built-in BBQ plus rangehood. Breakfast bar/servery with bi-fold windows from the kitchen to alfresco. Fully landscaped front garden with exposed aggregate driveway and path. 3000L rainwater tank. Panel lift door entry to the double garage with internal home access. Indulge in this superb coastal location and prestige living with local reserves, public transport, golf courses, beachfront cafés and schools nearby. Council rates / approx \$TBA p.q. SA water / approx \$TBA p.q. ES levy / approx \$TBA p.a. LET'S TALK RLA 267639 Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.