

**9/95 Grange Rd, Allenby Gardens, SA, 5009**



**Townhouse For Sale**

Saturday, 10 August 2024

9/95 Grange Rd, Allenby Gardens, SA, 5009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Invest In This Highly Sought After Location

Discover a haven of contemporary living nestled within the charming locale of Allenby Gardens. This beautifully crafted 2013-built townhouse offers a seamless blend of modern comfort and enviable convenience, designed to cater to the aspirations of first homebuyers or savvy investors. The residence boasts a cleverly orchestrated layout over two levels, providing an ideal setting for a low maintenance, yet sophisticated lifestyle.

Upon entry, one is greeted by an ambiance of warmth and elegance that permeates throughout the unit. The main floor reveals a narrative of space and light, with an expansive open plan kitchen, meals, and living area that extends onto an inviting balcony—a perfect backdrop for relaxation or entertaining guests.

The quality of living is further enhanced by the three generously sized bedrooms, each conceived with thoughtful consideration to the occupant's needs, including a master suite replete with an ensuite, walk-in robe, and exclusive balcony access.

### Features To Love:

- Three spacious bedrooms; master with ceiling fan, ensuite, walk-in robe, and balcony access
- Large open plan kitchen with stone benchtops and quality appliances, including a gas cooktop, dishwasher & pura tap
- Light-filled multifunctional living and dining area adjacent to the balcony
- Well-appointed main bathroom featuring integrated laundry facilities
- Private, secure, and low-maintenance rear courtyard
- Secure lock-up garage with internal access and automatic roller door, plus an additional carport space
- Ducted reverse cycle air conditioning for year-round comfort
- Advanced security system for added peace of mind
- Short distance to Adelaide airport, entertainment venues, North Adelaide, CBD, and pristine beaches

Allenby Gardens, a suburban gem, offers the unique advantage of proximity to Adelaide's dynamic city centre and a selection of beautiful beaches, presenting an enviable balance of metropolitan and coastal lifestyles. The suburb also boasts convenient access to the Adelaide airport, the Entertainment Centre, and Coopers Stadium, enriching the locale with cultural and recreational pleasure.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Donna Farquhar on 0461 363 915.

### Disclaimer:

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. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322