

3/82 Charles Sturt Avenue, Grange, SA 5022



Unit For Sale

Wednesday, 3 July 2024

3/82 Charles Sturt Avenue, Grange, SA 5022

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 133 m2

Type: Unit



Matt Plumridge
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Auction On-Site Sunday 21st July 3:00PM

Wonderfully appealing with easy-care modesty, this light and lovely two bedroom unit has a major drawcard... it is perfectly situated for the downsizer, first home buyer or small family to enjoy leisurely strolls to the sparkling beachfront, the expansive Grange Recreation Reserve and the popular Grange Jetty Cafe and Grange Hotel! With bus, train and local dining venues also within easy reach, this world-class coastal location is sure to deliver a carefree lifestyle enriched by feel-good destinations right on your doorstep. At home, we love the peaceful position at the rear of a group of just three gorgeous colonial units built in 1993. Basking in light and fresh homely feels, this unit is the cream of the crop featuring remote-controlled garage access with rear roller door convenience, two cosily carpeted bedrooms and fabulous open plan design with an effortless connection to outdoor living beneath a spacious pitch-roofed pergola. Comfort and style blend seamlessly with convenience to deliver ample storage solutions, perfect climate control and optimum kitchen and bathroom functionality - a perfect home or investment with enviable location perks! Things we love:

- Single garage under the main roof with front and rear roller doors
- Additional convenient parking space in front of garage
- Ducted reverse cycle air conditioning throughout, and gas heater in lounge
- Inviting lounge with a light-loving bay window and neutral carpet
- Open plan kitchen and dining area with direct stick solid timber floors
- Crispy-fresh kitchen: pantry, gas cooktop, dishwasher, breakfast bar
- Generous dining space connecting to undercover outdoor living
- Main bedroom with a built-in robe, ceiling fan, carpet, rear patio outlook
- Second bedroom featuring a ceiling fan and carpet
- Easy bedroom to bathroom access and a separate w/c
- Spacious bathroom with a bath and shower
- Spacious laundry with built-in storage
- Garden shed
- Fully paved, private rear yard
- Only a short stroll to the Grange Jetty Cafe and Grange Hotel
- Short walk to the Grange train station and local bus stops
- 900m approx. to Grange Primary School (zoned)
- Zoned Seaton High School (2.5km approx)
- Easy access to St Michael's College and Star Of The Sea School
- Short walk to Grange Recreation Reserve and Grange Jetty Cafe

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.

Grange RLA 314 251

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 | CHARLES STURT Zone | GN - General Neighbourhood \ Land | TBCsqm (Approx.) House | 133sqm (Approx.) Built | 1993 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa