

Sold



9 Charles Sturt Ave, Grange



## RENOVATED COASTAL BUNGALOW

PERFECTLY POSITIONED IN ONE OF ADELAIDE'S MOST SOUGHT-AFTER BEACH SUBURBS

This stunning property offers the ideal blend of lifestyle, comfort, and convenience.

Just moments from Grange Beach and a stroll to popular cafés, dining, shops, and public transport, 9 Charles Sturt Avenue presents a rare opportunity to secure your dream home or investment in a premium location.

- Spacious open plan Kitchen Dining Lounge
- Modern Kitchen, stone bench tops and quality appliances
- Large walk in Butler's Pantry with ample storage
- 3-4 bedrooms, 3 with built-in robes
- Main Bedroom with en suite, built-in robes and walk-in robe

 4  2  3  590m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	527
Land Area	590 m <sup>2</sup>

Agent Details

Rob Mackenzie - 0412 112 312

Office Details

ROB MACKENZIE REAL ESTATE  
0412112312



- Fourth Bedroom or optional Home Office/Retreat
- Spacious Main Bathroom with shower recess plus bath
- Laundry with direct access to outdoor clothesline
- Hallway cupboards for additional storage
- Undercover outdoor entertainment deck with motorised blind
- Private backyard with garden shed
- Secure off street driveway parking, 2 cars + automatic gate
- Additional parking in rear lane access lockup garage or workshop/shed

Allotment 590sqm approx.

#### FEATURES

- Great layout, offering spacious living area flowing seamlessly to outdoor areas
- High ceilings and Australian Oak timber floors
- LED downlights and ducted reverse cycle air conditioning
- Carpeted bedrooms with ceiling fans and plantation shutters
- Beautifully renovated Bungalow with wide street frontage
- Rear access - free and unrestricted right(s) of way

#### LOCATION & LIFESTYLE

- Beach 400m
- Grange Primary School 600m
- Grange Railway Station 800m
- Stroll to local Grange surf life saving club, tennis, bowling and sporting clubs, play grounds, playing fields, walking and riding paths, shopping and dining, public transport and so much more!

Disclaimer: The vendor reserves the right to accept an offer at any time. Interested parties are advised to conduct their own due diligence, including independent investigations

and legal advice. While all reasonable efforts have been made to ensure the accuracy of this information, neither the agent nor the vendor makes any guarantees or warranties regarding its correctness. Any price advertised or discussed is an indication only and should not be relied upon as a valuation. The property may be subject to easements, encumbrances, or other restrictions, and prospective buyers should confirm these with the relevant authorities.

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RLA 241376

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.