

184 Frederick Road, Grange

## Architecturally Designed Torrens Titled Home

Perfectly positioned within a three minute drive to the sparkling shores of Grange Beach, this architecturally crafted residences set a new benchmark in modern courtyard living.

A rare opportunity to secure a stylish and meticulously considered home, designed by ThreeSixFive Design Studio and built to perfection by Urban Three one of Adelaide respected boutique builders.

Spanning over 300sqm of light-filled luxury, every detail has been carefully curated to deliver elegance, versatility and enduring style. Offering the choice of an upstairs or downstairs master suite, this home caters seamlessly to the modern family, multi-generational living or those seeking guest accommodation with ease.

The designer kitchen makes a culinary statement, complete with Smeg appliances, stone benchtops, butler's pantry and sleek custom cabinetry. Overlooking expansive open-plan dining and living areas, the space flows effortlessly to a sun-soaked alfresco entertaining area, perfect for year-round entertainment with family & friends.

Upstairs, a second living retreat provides the ideal escape for children or guests, while quality finishes, soaring ceilings and abundant glazing

4 3 4

### FOR SALE

Best Offer by Wed. 7th Oct. at 1:00pm (USP)

### VIEW

Sat 26th Sep @ 11:00AM - 11:30AM

### AGENTS

Phuong Nguyen  
0413 803 885  
phuongn@ljhfp.com.au

### AGENCY

LJ Hooker Flinders Park  
(08) 8352 1155

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



capture an atmosphere of sophistication and space throughout.

**Property Highlights:**

- 300sqm of refined, light-filled living
- Flexible floorplan with 4 bedrooms, 3 bathrooms + 2 powder rooms
- Choice of upstairs or downstairs master suite, both with ensuite & WIR
- Expansive open plan living seamlessly connected to alfresco entertaining
- Chef's kitchen with Smeg appliances, stone benchtops & full butler's pantry
- Upstairs retreat / second living space
- Ducted reverse cycle air-conditioning for year-round comfort
- Double lock-up garage with panel lift doors

Nestled in one of Adelaide's most desirable coastal pockets, you're moments from Grange Beach, Westfield West Lakes, quality public and private schools, the lush greens of Grange & Royal Adelaide Golf Clubs, local cafés, shopping and transport.

An exceptional opportunity to secure your place in this blue chip coastal enclave, where architectural brilliance meets lifestyle excellence.

For more information please contact  
Phuong Nguyen on 0413 803 885

To register your interest or to make an offer, click the link below:  
<https://prop.ps//PquNYt6biekr>

**Disclaimer:**

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

**MORE DETAILS**

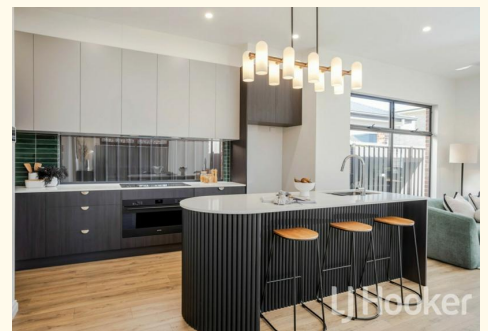
|               |        |
|---------------|--------|
| Property ID   | JG0H67 |
| Property Type | House  |
| Land Area     | 416 m2 |

**Phuong Nguyen 0413 803 885**

Property Consultant | [phuongn@ljhfp.com.au](mailto:phuongn@ljhfp.com.au)

**LJ Hooker Flinders Park (08) 8352 1155**

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| Area (estimate only) |                          |
|----------------------|--------------------------|
| Lower Living         | 131.6 m <sup>2</sup>     |
| Upper Living         | 106.9 m <sup>2</sup>     |
| Double Garage        | 39.0 m <sup>2</sup>      |
| Alfresco             | 16.9 m <sup>2</sup>      |
| Porch                | 3.6 m <sup>2</sup>       |
| <b>Total</b>         | <b>300 m<sup>2</sup></b> |

For illustrative purposes only.  
All measurements are approximate