



1b Wandilla Street, Grange

Brand-New Architecturally Crafted Coastal Home With Tranquil Outlook

An exciting opportunity to secure a brand-new architecturally crafted residence in one of Grange's most tightly held coastal locations. Thoughtfully designed by THINK Architects, this beautifully appointed home delivers timeless luxury, where sophisticated architecture, premium finishes and effortless living come together in perfect harmony.

Positioned adjacent to the tranquil Grange Lakes, you will enjoy a beautiful natural outlook surrounded by established greenery, open spaces and walking trails. Offering a rare sense of space and serenity, this peaceful setting is complemented by the convenience of being moments from the coast, where Grange Beach, cafés and coastal walks await.

Showcasing a refined palette of coastal-inspired materials, soft neutral tones and light-filled interiors, the home creates an inviting sense of warmth, space and tranquillity. Clean architectural lines, a carefully considered floorplan and quality craftsmanship combine to deliver a residence that is both beautifully timeless and highly

3 2 2

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Frank Azzollini
0419 849 037
franka@ljhookerwestlakes.com.au

AGENCY

LJ Hooker West Lakes | Henley Beach
(08) 8347 3666

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.



functional.

Created for those seeking low-maintenance luxury without compromise, this residence embraces contemporary living while offering an enviable lifestyle in one of Grange's most sought-after beachside locations.

Imagine beginning each day with peaceful views across the natural surrounds, enjoying morning walks beside the water, relaxing over coffee at the Grange Jetty precinct, dining at the iconic Grange Hotel, or spending weekends at the beach and enjoying a round at one of the area's renowned golf courses. This is a lifestyle that seamlessly blends relaxation with everyday convenience.

Property Features:

- Brand-new architecturally crafted residence designed by THINK Architects
- Contemporary design with timeless architectural appeal
- Three bedrooms, including a master suite with walk-in wardrobe and ensuite
- Expansive open-plan kitchen, living and dining area
- Separate second living room
- Stylish main bathroom with separate bath and shower
- Double garage with internal access
- Light-filled interiors complemented by soft neutral tones and premium finishes
- Carefully considered floorplan designed for modern family living
- Premium position overlooking the tranquil Grange Lakes
- Surrounded by established reserves, greenery and scenic walking trails
- " A short walk to Grange Beach, Grange Jetty, beachfront cafés and the Grange Hotel
- Close to Grange Recreation Reserve, Kentdale Reserve and local parks
- Easy access to East Grange Railway Station and public transport
- Zoned for Grange Primary School
- Minutes to The Grange Golf Club, Royal Adelaide Golf Club and Westfield West Lakes

Perfectly positioned between the city and the sea, Grange offers a lifestyle few suburbs can rival. Combining stunning natural surrounds with a relaxed beachside atmosphere, this is an address where pristine beaches, quality cafés, restaurants, golf courses and excellent local amenities become part of everyday life.

Offering exceptional architectural design, quality craftsmanship and a timeless aesthetic, this outstanding residence presents a rare opportunity to enjoy luxury living in one of Grange's most desirable locations.

For further details, please contact Rosemary Auricchio on 0418 656 386 or Frank Azzollini on 0419 849 037.

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 purchaser's 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

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID	50UPFE8
Property Type	House
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage
	Liveability

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

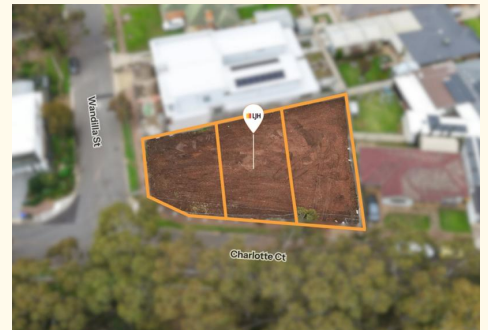
Frank Azzollini 0419 849 037

Licensee/Director | franka@ljhookerwestlakes.com.au

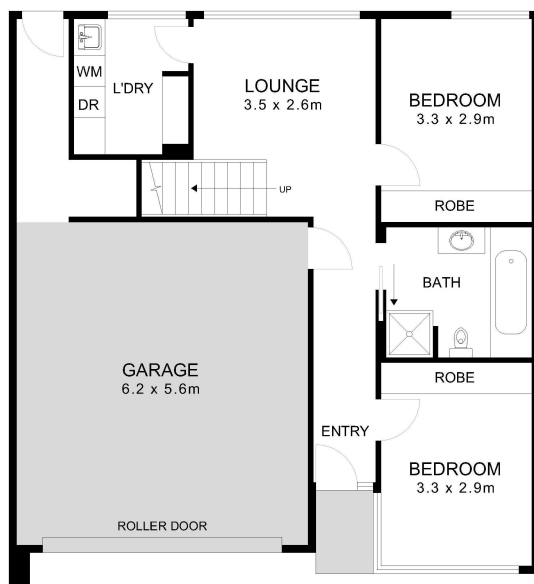
LJ Hooker West Lakes | Henley Beach (08) 8347 3666

139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au



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GROUND FLOOR

Approx Gross	
Garage =	43.67m ²
Lower Living =	63.30m ²
Porch =	1.95m ²
Balcony =	21.90m ²
Upper Living =	84.18m ²
Total =	214.99m ²



FIRST FLOOR

1B Wandilla Street Grange

For Illustrative purposes only. All measurements are approximate.
Andrew Waters Photography