



49 Jetty Street, Grange

Modern & Effortless Coastal Living In The Heart of Grange

Just moments from Grange Beach, this beautifully appointed and spacious property enjoys a highly sought-after position, offering an enviable blend of relaxed living and coastal appeal. Generous interiors, multiple living areas and an easy connection to the outdoor entertaining space create a home designed to be enjoyed year-round. With the beach and popular local cafes including Bora Cafe, Dulwich Bakery and Grange Jetty Cafe close by, mornings by the water, coffee with friends and the best of Grange are all part of everyday life. For young families, the home is zoned to Grange Primary School, which is also within easy walking distance. Offering space, versatility and an exceptional location, the property presents broad appeal for families, couples, retirees and investors alike.

Property Features:

- Wide and welcoming entrance foyer
- High ceilings throughout
- Spacious open-plan living, dining and kitchen area
- Generously sized kitchen with stone benchtops and breakfast bar, double sink, Smeg appliances including wall oven, gas cooktop and dishwasher, microwave alcove, extensive storage and walk-in pantry

3 2 4

FOR SALE
SOLD

AGENTS

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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.



- Large alfresco entertaining area under pergola
- Second living area providing additional family space
- Dedicated study with built-in desk
- 3 spacious bedrooms
- Main bedroom positioned downstairs with built-in wardrobe, ceiling fan and private ensuite
- Ensuite with his and hers stone-top vanity, floor-to-ceiling tiles, shower and toilet
- Bedrooms 2 and 3 with built-in wardrobes and sliding-door access to the balcony
- Main bathroom with stone-top vanity, floor-to-ceiling tiles, full-size bath, shower and toilet
- Powder room with stone-top basin and toilet
- Laundry with direct outdoor access
- Built-in storage cupboard
- Under-stair storage
- Automatic full-sized double garage with space for 2 vehicles, internal and external access and additional storage space
- Ducted reverse-cycle air conditioning
- Additional split system air conditioner in main bedroom
- Solar panel system
- Security alarm system and intercom
- Tool shed
- Fully enclosed, low-maintenance rear yard
- Water tank (used for garden)

Grange offers an exceptional coastal lifestyle with the beaches, cafes, dining and local shopping of both Grange and Henley Beach all within easy reach. Enjoy nearby recreation at Grange Lakes Reserve Playground, along with access to 2 of Adelaide's premier golf courses, The Royal Adelaide Golf Club and The Grange Golf Club. Westfield West Lakes provides further shopping and everyday conveniences just a short drive away, while families are well catered for with zoning for Grange Primary School which is in within walking distance, along with Star of the Sea School, St Michael's College and Henley High School nearby. Public transport is also within walking distance along Military Road, providing convenient access to the Adelaide CBD.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

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	50XSFE8
Property Type	House
Land Area	348 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Alarm
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

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