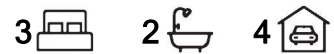


## Lockleys, 9 Grallina Street

Modern Family Home Minutes from CBD and Coast



Nestled within a cosy cul-de-sac, this spacious and modern home is ideal for young professional, first home buyers, or investors seeking a solid investment opportunity. Showcasing a spacious and functional floor plan with easy care gardens, this home will tick all the boxes. Positioned in a highly sought after suburb, 9 Grallina St is ready for you to move in and start your next chapter.

Offering three good sized bedrooms, the master includes a walk-in wardrobe and ensuite bathroom featuring a vanity with granite countertop. The second and third bedrooms both feature custom built-in wardrobes and large windows absorbing natural sunlight. The main bathroom features a spacious powder room fitted with a granite countertop, wall-to-wall mirror and separate WC. The laundry provides ample storage with built-in cupboards and washing basket amenity, and external access to the backyard and garage.

Through the central corridor you're welcomed by high ceilings and high-level windows



**Disclaimer:** 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.

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/WWPHDM](http://ljhooker.com.au/WWPHDM)

**Contact**  
**Thanasi Mantopoulos**  
0421 188 498  
[thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

**Justin Peters**  
0423 341 797  
[justin@ljhooker.me](mailto:justin@ljhooker.me)

**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

which allow natural light to flood the entrance hall. The home features two living areas, including a separate lounge towards the front of the home with external access to a private courtyard area allowing for separate entertaining and living areas. The spacious, open plan living and dining areas adjoining the kitchen is ideal for spending time with loved ones or hosting dinner parties. The functional kitchen provides ample storage and bench space, featuring a large, central island bench with granite countertop and a nook for seating. The kitchen is also provisioned with a dishwasher, gas cooktop and stainless-steel splashback.

Large windows and glass sliding doors span the length of the rear living area, opening to the rear veranda and backyard. The tiled rear veranda has roller blinds creating a relaxing year-round alfresco area which is perfect for indoor-outdoor entertaining. The front and back gardens are low maintenance, with plenty of space for children and pets to enjoy comfortably. A secure double garage with automatic panel lift door and rear roller door provides easy access to the private courtyard and rear yard, as well as an additional two-car driveway space and ample off-street parking.

Just a short walk or bike ride to Linear Park and walking trails along the River Torrens, you'll have time to enjoy the natural reserves and playgrounds along the way. Walking distance to Lockleys North Primary School and Underdale High School means you can beat the morning and afternoon school rush. Explore the many restaurants and cafes along Henley Beach Road and Grange Road, or take a quick drive to enjoy the coastal beauty of Henley, Grange or Glenelg beaches. Shopping is made easy with quick access to The Brickworks Marketplace, Coles, Aldi Findon and Harbour Town plus many other specialty stores.

Don't miss out on making this beautiful home yours!

Key features:

- Master bedroom featuring an ensuite, and walk-in-robe with drawers and hanging space
- Bedrooms 2 and 3, both with built-in wardrobes and large windows
- Centrally located main bathroom with powder room showcasing a marble countertop and wall-length mirror, linen cupboard, separate shower with a large bath, and separate WC
- Generous kitchen featuring central marble island bench with ample storage throughout, plus integrated dishwasher and gas cooktop
- Open plan living and dining area, with plenty of natural light flooding through large windows and glass sliding doors with access to rear yard
- Floating timber floors throughout the home
- Second lounge area located at the front of the home, with glass sliding door access to private courtyard
- Secure rear yard with lawn and paved areas for kids and pets to enjoy
- Laundry with plenty of storage and access to external areas
- Low maintenance front and rear gardens
- Double garage with automatic panel lift door and extra parking space for two cars in the driveway
- Ducted reverse cycle air conditioning
- Alarm system

Specifications



**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**Disclaimer:** 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.

Title: Torrens Titled

Year built: 2002

Land size: 444sqm (approx)

Council: City of West Torrens

Council rates: \$1,786.05pa (approx)

ESL: \$180.30pa (approx)

SA Water & Sewer supply: \$218.55pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

## More About this Property

<b>Property ID</b>	WWPHDM
<b>Property Type</b>	House
<b>Land Area</b>	444 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

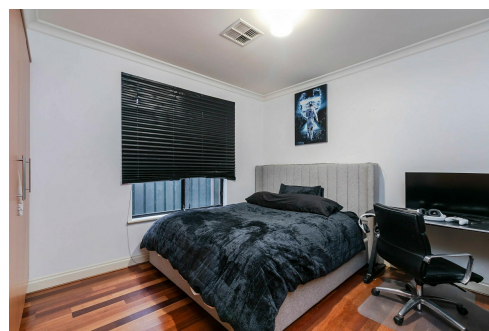
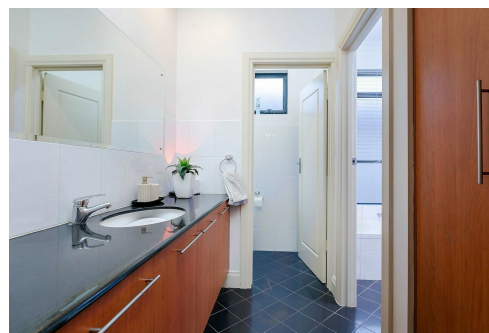
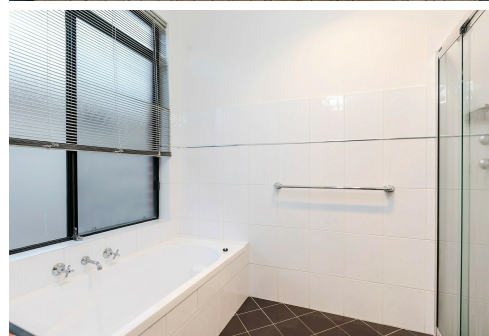
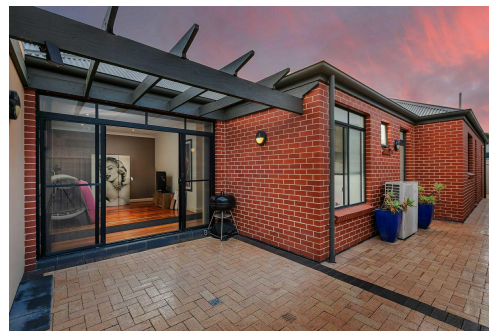
**Justin Peters 0423 341 797**

Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

**LJ Hooker Mile End | Woodville (08) 8352 7111**

206A Henley Beach Road, TORRENSVILLE SA 5031

[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



**Disclaimer:** 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.

**LJ Hooker Mile End | Woodville  
(08) 8352 7111**