



1/1 Grantham Road, Somerton Park

Immaculate Beachside Living with Space, Privacy & Convenience

There's lots to love about this beautifully presented freestanding homette, proudly positioned at the front of a neat strata group of just three and only moments from the stunning white sands of Somerton Beach.

Neutrally toned throughout, the home enjoys a light, airy feel and offers an exceptional low maintenance lifestyle - perfect for busy professionals, retirees or those seeking a lock up and leave beachside retreat.

The well designed layout features an L-shaped lounge and dining area filled with natural light, complemented by heating and cooling plus LED downlights. An updated kitchen is superbly equipped with stainless steel appliances including a dishwasher, generous bench space and a walk in pantry, flowing through to a tiled family or casual dining area (with air conditioner) that opens onto the private rear courtyard.

Accommodation includes three comfortable bedrooms, main with split

3 1 1

FOR SALE

\$849,000-\$899,000

VIEW

Sat 21st Feb @ 1:00PM - 1:30PM

AGENTS

Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

AGENCY
LJ Hooker Glenelg | Brighton
(08) 8294 6000

system air conditioner, two with built-in robes and ceiling fans, all serviced by a natural toned main bathroom, separate toilet and laundry. Outdoors, enjoy a fully paved and private rear courtyard with roll down blinds which provides a space for year round entertaining and relaxing and complimented with a handy tool shed.

Additional features include a single lock up garage with convenient drive through access to the courtyard, ensuring secure off street parking and added flexibility.

Ideally located within walking distance to the beach, Brighton High School, local shopping and public transport, with Jetty Road Brighton and Glenelg just a short drive or bike ride away. Set in a highly sought after beachside location and beautifully presented for genuine sale, this is a lifestyle opportunity not to be missed.

Property Details:

Council: Holdfast Bay

Council Rates: \$1337.85 pa

SA Water: \$179.65 pq

Strata Fees: \$500 pq

House Size: 116sqm

Year Built: 1989

Expected Rental Return: \$650 pw

For further information please contact Jarad Henry or Debbie Mundy.

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Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

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RLA 182909

MORE DETAILS

Property ID	Q9ZGW0
Property Type	House
House Size	116 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
jarad@ljhglenelgbrighton.com.au

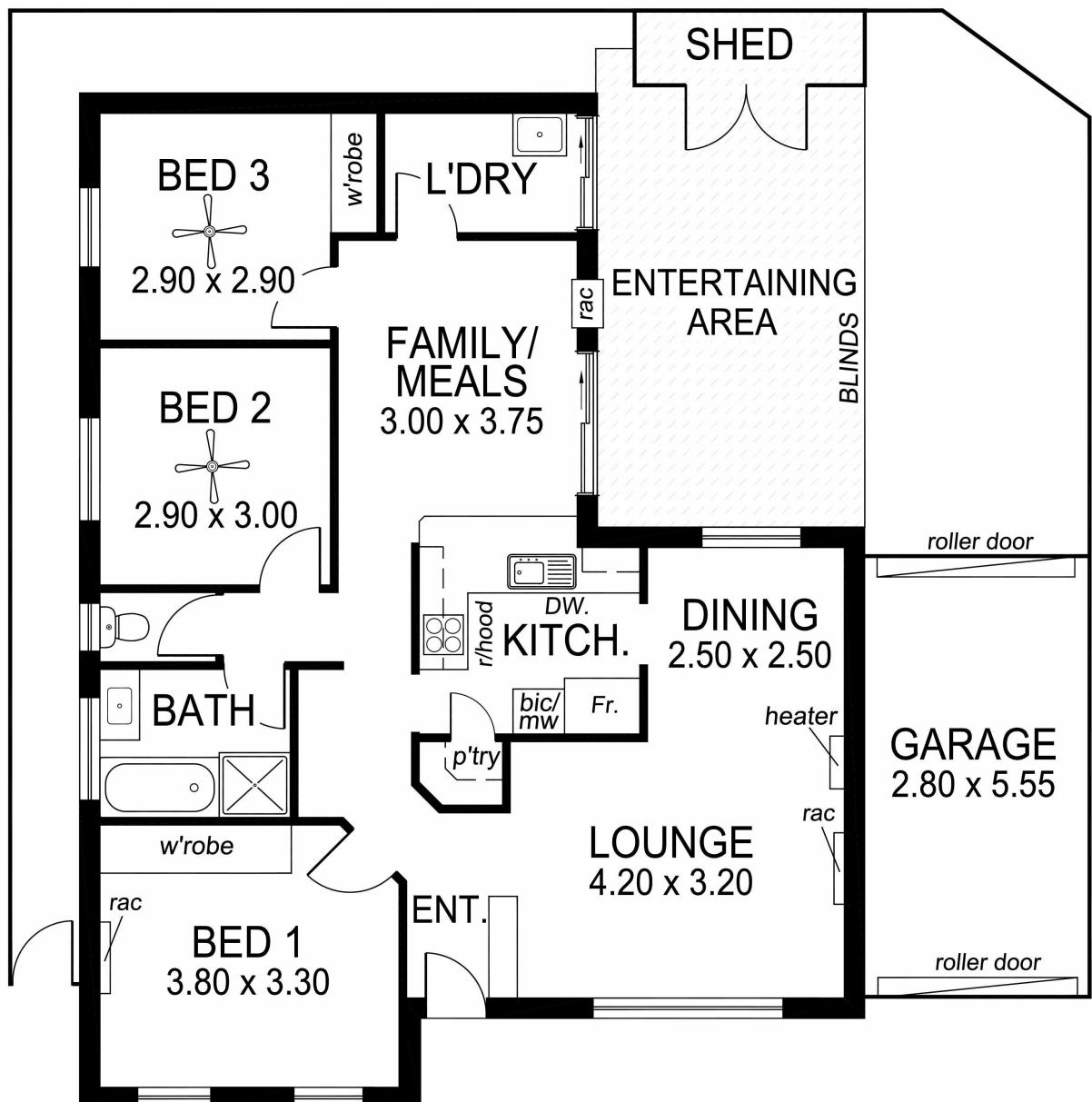
Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044
glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au





TOTAL AREA:	115.98m ² /12.47sqm
(Estimate only)	(incl. garage)

This drawing is for illustration purposes only.
All measurements are approximate only and information
intended to be relied upon should be independently verified.