



3 Generations of success

ALLENBY GARDENS

7 / 99 Grange Road



BEST OFFER

3 Bed | 2 Bath | 2 Car



THEON BRUSE

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DESIGNER TOWNHOUSE IN A SUPERB LOCATION

Designed to maximise natural light and space.

Large balcony plus generous courtyard area.

2 undercover carparks. Lockup garage and a carport.

3 large bedrooms with good storage.

2 luxurious bathrooms.

3rd toilet / powder room on the ground floor.

Light & bright open plan living and dining rooms. Natural light from 2 sides of the home. Chef ready kitchen.

Stylish interiors with a warm homely feel.

Top quality built in 2020.

Close to the city

Short drive to Grange Beach

Short walk to the Torrens river and River park

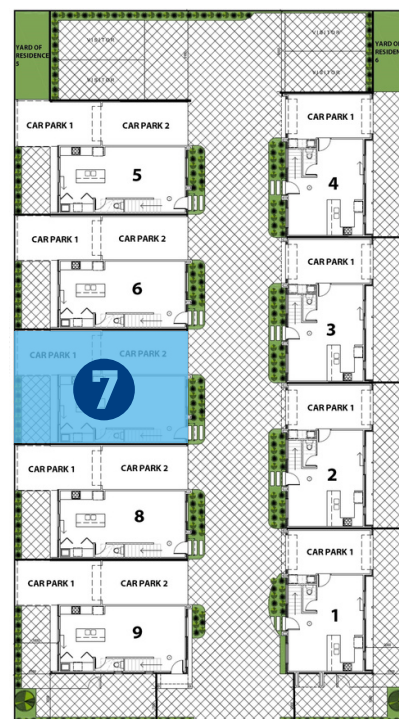
Reserve and playground

Potential rental return estimated at over \$700 per week

Stand out features include:

- » top of the line ILVE appliances including 900mm gas cooktops, oven and dishwasher
- » solid stone benchtops to kitchen
- » fully landscaped gardens with watering systems & feature garden wall art
- » Fujitsu reverse cycle ducted air conditioning with zone control
- » floor to ceiling tiles to bathrooms
- » designer tapware
- » security system
- » clothesline
- » 2.7m high ceilings on both levels
- » 6 star energy rating

.... plus much more.



GRANGE ROAD

PROPERTY INFORMATION

- **Certificate of Title**
Volume 6240 Folio 277
- **Council**
City of Charles Sturt
- **Zoning**
GN - General Neighbourhood
- **Council Rates**
\$1,410 per year
- **SA Water Rates**
\$802.68 per year
- **Community Fees** (incl sinking fund)
\$475.94 per year
Pets allowed.
- **Emergency Services Levy**
\$148.45 per year
- **Year Built**
2020
- **School Zoning**
Allenby Gardens Primary School
Underdale High School



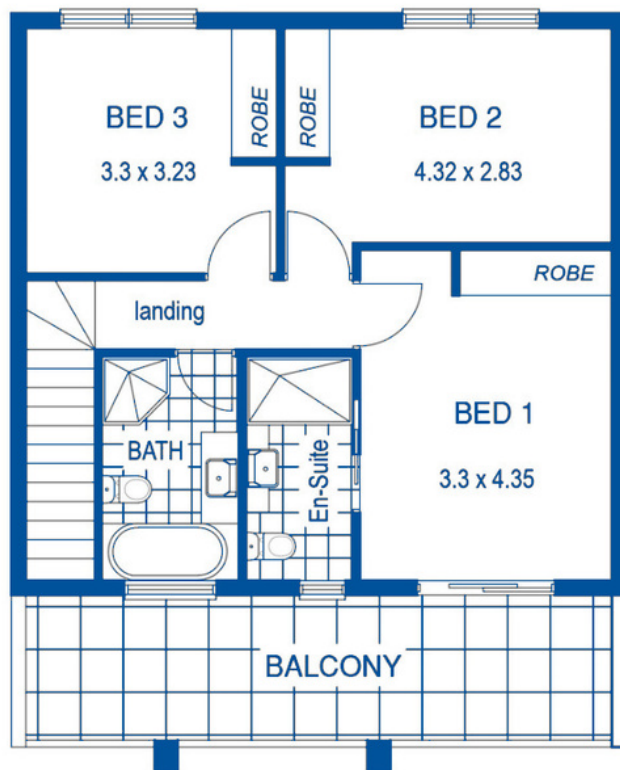
PROPERTY LINK

LETTER OF OFFER

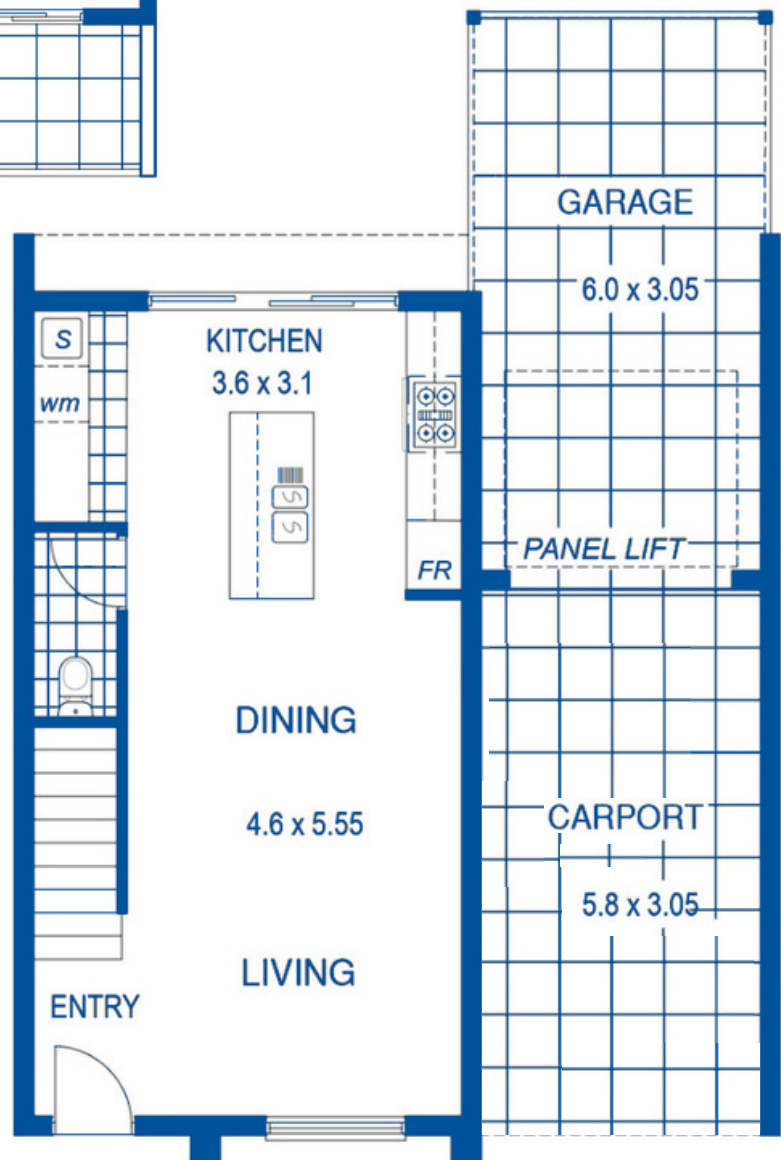


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Total house size:
158.75sqm



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