

578 Seaview Road, Grange, SA, 5022

HARRIS

House For Sale

Saturday, 11 January 2025

578 Seaview Road, Grange, SA, 5022

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Nothing beats two frontages and sea-to-city views, just steps from the sand...

With the hallmarks of its C1900 beginnings setting the literal foundations for its stylish rise to sea and city views, this two-level entertainer has a story to tell and a beachside script that's simply too hard to pass up, just metres from Grange's jetty.

What looks like a 21-century home from Seaview Road, is the face of an inspired reinvention melding two distinct eras like they were always meant to be on a 800sqm parcel with dual frontages and the scope to subdivide its rear portion (adjacent Military Road).

The lower level retains much of the character home's original features; including polished timber floorboards, soaring ceilings and ornate fireplaces that, together, impart a homely warmth that only many passing years can create.

The lower floor is also where you'll discover two bedrooms and dual interconnected living zones, one featuring classic checkerboard tiled floors, timber beamed ceilings and plenty of room for a competition sized snooker table. A games room the kids will love.

Everyone will love the upper floor, where the ensuited main bedroom opens out to a sea-facing terrace so you can let a cooling summer breeze in and step out to watch the setting sun with a spritz in hand.

At the heart of it all is an open-plan family room that draws you to its starring stone-topped kitchen and feeds a fully enclosed entertainer's pavilion with cafe blinds, integrated speaker system, outdoor kitchen, those city views and some epic parties on its to-do list.

No more than 100m from Grange's jetty, Cafe, Hotel and Surf Lifesaving Club, that script is all about making your own stories in arguably the best pocket of the metro coast, just far enough away from Henley's hectic buzz – yet always just a walk away. Wonderful.

More to love:

- ☑ A rare chance to snap up a beachside property with prized dual frontages
- ☑ The option to sub-divide and develop the vacant portion of the parcel (STCC)
- ☑ Lock-up carport with room for two cars
- ☑ Architecturally transformed and extended into a flexible home fit for the modern family
- ☑ The option to convert the lower level living zones into additional bedrooms
- ☑ Reverse cycle temperature control and cooling ceiling fans
- ☑ Quality appliances, breakfast bar and loads of storage to modern open-plan kitchen
- ☑ 2.5 bathrooms, including large ensuite
- ☑ Large separate laundry
- ☑ Established gardens
- ☑ Just steps to the water
- ☑ Strolling distance to public transport
- ☑ Close to a range of schools

Specifications:

CT / 5146/374

Council / Charles Sturt

Zoning / WN

Built / 1900

Land / 803m2 (approx)

Frontage / 16.84m

Estimated rental assessment: \$790 - \$820 p/w (Written rental assessment can be provided upon request)
Nearby Schools / Grange P.S, Fulham Gardens P.S, Fulham North P.S, Seaton Park P.S, Seaton H.S

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