

20 Brown Road, Christies Beach, SA, 5165



House For Sale

Tuesday, 19 November 2024

20 Brown Road, Christies Beach, SA, 5165

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Spiro Papaemanouil
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Delightful family home offering ocean views and endless opportunity, nestled in desirable Christies Beach. Reside or divide, you decide

Offers By | Monday 9th December at 10am (Unless sold prior)

Introducing this impressive family home, featuring a sparkling in-ground swimming pool, a solid brick build (circa 1966), and development potential (subject to the necessary planning and council consents). Set on approximately 839 sqm of prime land, this is certainly an opportunity not to be missed. Be impressed at first glance by the commanding elevated frontage of the property, which welcomes you into a large, light-filled lounge.

The smart floorplan consists of 3 bedrooms, a large family room flowing into the dining area. The neat and tidy kitchen overlooks the rear garden, entertaining area, and newly refurbished swimming pool. The home features pristine original wood panelling, new carpets throughout, large light-filled windows, an outdoor alfresco entertaining area, and so much more. Simply enjoy this delightful home in its current state, or add your own spark to bring this solidly built home into 2025, or explore its development potential.

Explore your options in this family-friendly, beachside location.

Further features of the property include:

- ☑ Evaporative cooling throughout
- ☑ Beautiful in-ground swimming pool with new filter system and chlorinator
- ☑ Instantaneous gas hot water system
- ☑ New stove and exhaust in the kitchen
- ☑ Space heater to the lounge
- ☑ Ample outdoor storage in the rear garage/shed and much more

The locality of Christies Beach boasts a vibrant community atmosphere, and the home's position enhances this residential charm. Residents will appreciate being part of a well-established neighbourhood, with access to local schools, shopping facilities, and recreational areas. Furthermore, the proximity to the beach promises weekends of leisure and the chance to enjoy the coastal lifestyle to its fullest. Easy access to the city via public transport is another added bonus. An amazing opportunity not to be missed.

Council Rates | \$1,759.81 pa

SA Water | \$165.55 pq

ESL | \$123.80 pa

Year Built | 1966

Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you.

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.