

**62 Wootoona Ave, Christies Beach, SA, 5165**



**House For Sale**

Sunday, 3 November 2024

62 Wootoona Ave, Christies Beach, SA, 5165

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Jason Mills

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## Charming 1960s Home on a Generous Corner Block

Live the beach lifestyle that dreams are made of. Just a fifteen minute stroll to beautiful Christies Beach, this property is packed with potential - set on a 726m<sup>2</sup> (approx.)

This well presented charming home is ready to move right into or you can unleash your renovation vision or start again and build your dream home to capture sweeping views (STPC).

Set on a corner block with dual access, the current 1960's home is warm and welcoming with timber floors, neutral colour palette, and large windows that let the light flood in.

With great bones, this home is ideal for those looking for a home to add your own style and flair. The versatile floor plan features open-plan living, a spacious kitchen, three bedrooms, and a generous back verandah.

Out the back, you will find a delightful, private, and secure yard with established gardens and a sun patio, the ideal place to enjoy your morning cuppa. There is room to park several vehicles or your boat behind secure gates too.

There's no need to compromise on convenience living here. Not only is the beach on your doorstep, but it is also an easy walk to local shops, schools, and cafes. With easy access to the Southern Expressway, you will be at Flinders University, the inner southern suburbs or the CBD in no time.

Imagine spending your Sunday morning strolling along the beach, then enjoying breakfast and coffee at a beachfront cafe, or spending long summer evenings swimming and watching the sunset. What a lifestyle!

More reasons to love this home:

- Charming 1960's home
- Walk to Christies Beach in less than fifteen minutes
- Renovate, invest or develop (STPC)
- Generous corner block with dual access
- Timber floors and lots of natural light
- Open-plan living area
- Spacious kitchen
- Established gardens
- Secure off-street parking
- Close to shops, schools and transport.

A fantastic opportunity for homeowners, renovators, investors, and developers alike! With a location like this, you will need to be quick. Call Jason and the team today.

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. RLA 276447.