

**8 Saxon Avenue, Christies Beach, SA 5165**



**Sold House**

Tuesday, 7 January 2025

8 Saxon Avenue, Christies Beach, SA 5165

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 255 m2**

**Type: House**



Travis Denham Denham  
0422052218



Andrew Fox  
0417764722

**\$710,000**

Travis Denham & Andrew Fox welcome to the market, 8 Saxon Avenue, Christies Beach. Nestled in the sought-after suburb of Christies Beach, this three-bedroom townhouse, crafted by Regent in 2010, is just a two-minute stroll from the esplanade, offering the perfect coastal lifestyle. Designed with contemporary style and versatility in mind, this home boasts a spacious open-plan layout that combines the living, kitchen, and dining areas seamlessly—a space ideal for entertaining and everyday comfort. Upon entry, you're greeted by a bright and inviting open-plan living space, perfect for hosting guests or relaxing with family. Large sliding glass doors open to an outdoor courtyard, creating a smooth indoor-outdoor flow that's ideal for entertaining. The kitchen impresses with its sleek modern aesthetic, featuring abundant white cabinetry contrasted with darker benchtops. Equipped with a four-burner gas cooktop, rangehood, oven, and dishwasher, it's a dream for home chefs, providing ample storage and prep space. Upstairs, the home offers three generously-sized bedrooms, each with the flexibility to style as desired. The master bedroom includes a spacious built-in wardrobe and a private balcony, perfect for enjoying a morning coffee while watching the sunset over the ocean. Like the master, bedrooms two and three are equipped with ceiling fans for comfort. The layout is highly functional, with all bedrooms conveniently located near the main bathroom, which includes a vanity, shower-bath, and toilet. An additional powder room on the lower level adds convenience for guests and residents alike. Ducted reverse-cycle heating and cooling throughout ensures year-round comfort in every room. Outside, the property continues to impress. A single garage offers secure vehicle storage, with additional driveway space available. The rear courtyard, with paved surfaces ideal for alfresco dining, is complemented by a lush lawn—perfect for children and pets to enjoy. The location is superb, surrounded by excellent amenities. Families will appreciate proximity to local schools, including O'Sullivan Beach Primary School, Christie Downs Primary School, and Christies Beach High School. Public transport options, including Noarlunga Railway Station and Noarlunga Bus Interchange, make commuting easy, while essential services like Noarlunga Hospital and Christies Beach Police Station are close by. The property is just minutes from O'Sullivan Beach, Coast Park Trail, Wallis Cinema, and Colonnades Shopping Centre. Plus, Adelaide's CBD is only a 35-minute drive away via the M2. This property is currently tenanted on a Fixed Term Lease until 15th of August 2025. The tenants are currently paying \$920.00 per fortnight. Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. RLA 299713 Magain Real Estate - Brighton Independent franchisee - Denham Property Sales Pty Ltd