

**10 Brown Road, Christies Beach, SA 5165**



**House For Sale**

Thursday, 23 November 2023

10 Brown Road, Christies Beach, SA 5165

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Deb Sorensen

0408316011

**\$540,000 - \$580,000**

Number Ten Brown Road is favourably situated on the high side of the road and offers a large 790sqm parcel of desirable land in Christies Beach that gives you development choices to explore in the future whilst enjoying what is here now in the present. Recently given a timely makeover; this home is ready for new owners to move in and create some new memories of their own. Taking advantage of the lay of the land is a split level feature which also appropriately separates the living areas from the privacy needs of the bedrooms & bathroom. Again, using elevation to effect, the front living room with timber French Doors, overlooks the streetscape and offer a glimpse of ocean blue. In fact in this location with a South/East facing, a second storey would enable some incredible panoramic views (stcc). This exciting investment opportunity offers 3 good sized bedrooms, 1 family bathroom, separate laundry with adjacent toilet and a very big open plan kitchen/dine/living. Running parallel to the indoor open living area is the external undercover Entertaining Area on deck with two stair access points. Both sets of stairs have a great talking piece landing; the first arrives into a sunken paved fire pit area whilst the second is to a beautiful, old red brick, circular paved tree surround. There is a huge back yard with established trees, shed and plenty of space for you to add your own improvements. Some features of the home include: • Updated Kitchen • Well preserved original timber flooring • Built in robes to Bedrooms 1 & 2 • Double Carport • Large secure yard • Side BBQ Courtyard or Gated Pet Yard • Plenty of off road parking • Garage • Split System Heating & Cooling • Ceiling fan • Instant HWS

Christies Beach has easy access to the Southern expressway for a comfortable commute North to the Adelaide CBD or in a Southerly direction to the renowned tourist destinations of McLaren Vale and the Fleurieu Peninsula. Nearby, there is plenty of choice for both public & private schooling, public transport, dining experiences, commercial shopping and medical facilities. This property is equally appealing to first home buyers, developers & investors. For further information and viewing times, contact Deb Sorensen from Ray White Christies Beach on 0408 316 011. Additional Information: CT | 5585/434 Council | City of Onkaparinga Built | 1966 Land | 790sqm (approx.) ESL | \$119.55 Council Rates | \$1,637.25 Proudly Presented by: -Ray White Morphett Vale | Christies Beach 5/197 Main South Road, Morphett Vale 51621/49 Beach Road Christies Beach SA 5165 Ph: 08 7070 2722 Fax: 08 7070 2725 www.raywhitemorphettvale.com.au RLA 262999