

10 Guthrie Road, Christies Beach, SA 5165



Sold House

Sunday, 22 October 2023

10 Guthrie Road, Christies Beach, SA 5165

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 714 m2

Type: House



Glenn Pagano
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\$606,000

RLA 252 299 Best & Final Offers due by 5pm Tuesday 12th September, 2023 \$530,000 - \$570,000 This neat and tidy home is going to appeal to a broad variety of people for different reasons. First home buyers are going to love the opportunity to break into an ever increasingly tough market. Close to the coast, Beach Road and the massive Colonnades shopping precinct, 10 Guthrie offers a homeowner a fantastic lifestyle. Investors and developers will appreciate the potential for growth, subdivision (stcc) and rental income in this high demand suburb. Well presented both inside and out, it offers an outstanding living environment. The current floorplan presents 2 bedrooms in the main house plus a third detached bedroom or rumpus. The rumpus is delightfully perched pool-side and has its own split system air con. The main house is kept comfortable year-round by split system air-conditioning and ducted gas heating. Roller shutters also provide security and extra insulation from both the heat and cold. Although the block is approx. 714m² and 18.3m wide, it is relatively easy to maintain. The front yard is fenced and landscaped while the rear yard features a large family size swimming pool and largely concrete surrounds. The covered carport connects conveniently to the large shed behind. With so much to offer, this exciting property is sure to create a strong response in the current tough sales market. Please make sure you don't miss this weekend's open inspection and take time to explore what this opportunity could mean for you. Council: \$1687.38 SA Water: \$614.8 ESL: \$246.30