

# 15 Bammann Street, Christies Beach, SA 5165

Harcourts Wine Coast

## House For Sale

Tuesday, 2 April 2024

15 Bammann Street, Christies Beach, SA 5165

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 710 m2

Type: House



Holly Freeland

0401448139

## Best Offer By 5pm Mon 15/04/2024 (USP)

Step into a world where charm meets modern convenience in this beautifully updated home, boasting a welcoming front that invites you into a sanctuary of warmth and comfort. With ample off-street parking and a handy carport, your arrival is just the beginning of the journey. Timber-look floating floors set the stage for a contemporary yet cosy atmosphere and stay comfortable year-round with ducted evaporative air conditioning and a gas heater in the lounge. The heart of the home, a recently updated kitchen, features a 900mm free-standing stove with a sleek glass splash top, perfect for the home chef. A double sink, dishwasher, and a quaint breakfast nook make both cooking and clean-up a breeze. The kitchen flows seamlessly into the laundry and an adjoining mud room/utility room, which opens out to the enchanting rear garden. Three bedrooms, each a peaceful retreat, come equipped with built-in robes for your convenience. The fully tiled bathroom has been tastefully updated, featuring a modern feature bowl vanity and a separate bath to soak away the day's stress. The lounge, dining, and living areas are a harmonious blend of openness and privacy, with the ability to close off spaces for intimate gatherings or open-plan living. Step out from the living area to a private outdoor entertaining area, an extension of the home's rustic charm. A lush, tropical oasis awaits you, complete with a tranquil water feature pond and an inground swimming pool for those warm summer days. The garden is a tapestry of greenery, offering hidden nooks for relaxation and vegetable patches for the green thumb. At the rear of the garden is a rumpus room/pool room/entertainment hub, the ultimate venue for hosting friends and family. Embrace energy efficiency with a solar system reducing your carbon footprint and utility bills. This home is more than just a residence; it's a relaxed, rustic vibe set in a lush garden oasis - a place where every corner is a discovery, and every moment is a memory in the making! All this set on approximately 710m<sup>2</sup> allotment with a 18m frontage allowing for possible future redevelopment if you choose (STCC). 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 249515)