

16 Gahnia Court, Chiton, SA 5211

P.J.D. REAL ESTATE

House For Sale

Thursday, 25 January 2024

16 Gahnia Court, Chiton, SA 5211

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 459 m2

Type: House



Joanne Dean
0407524401



Matt Oldham
0885527934

\$650,000

Just imagine: Taking a stroll up the road & along our beautiful coastline anytime you please. Enjoying a daily swim or surf at your leisure at the popular Chiton Beach. Enjoying a coffee & a meal at the nearby surf club or... Simply sitting on your front deck, basking in the sunshine & entertaining your guests. There is no better place to enjoy all this for your holidays or for everyday! • Available to inspect by appointment - please call to arrange. Situated just a couple of blocks from the gorgeous white sands of Chiton beach & the popular Chiton Surf Club, this cosy & modern timber cottage is the perfect abode for your new holiday house or maybe even your new forever home by the beach. Equipped with solar panels, fans & 2 air conditioning units for your comfort. The open plan design & undercover deck entertaining cater for a very relaxed lifestyle. The location is superb, allowing you to simply walk straight up Sixth Ave to the beach & little further along to the surf club. All so very close for the swimmers & surfers to take a quick dip anytime they fancy. Set on a corner allotment, with pretty flowering native gardens & lawns bordering 2 sides. Step inside to a light & bright home. A large open space at the front is home to your living, dining & kitchen zones. Natural toned timber floating flooring flows. Large windows & sliding patio doors let the natural light flood inside. Trendy ceiling fan & R/C air conditioning moderate the temperature & enhance the sea breezes. A wide UMR entertaining deck is accessed via the large stack-back patio doors. Shielded by zip-track awnings & set on the southern elevation to enjoy the sea breezes. A great spot to sit & relax & enjoy a BBQ with your visitors. The practical galley kitchen is central to this whole open area. Modern 2-tone white & soft wood décor with overhead & under bench storage & stone benchtops. Electric appliances include induction stovetop with under bench oven & dishwasher. A wide island bench offers good workspace inset with sink & creates a barrier to the rest of the room. The home offers good accommodation with 3 generous bedrooms creating enough space for you & your family to stay & play during the holiday season. Or reside here every day, all day & still have ample space for guests on the weekends. All 3 rooms have ceiling fans, while Beds 1 & 2 have built-in robe storage. All positioned near to the family bathroom, equipped with combined bath & shower, vanity & W.C. A 2nd W.C is adjacent & laundry has access to the outside. A 2nd living space / retreat / games room has been converted from the garage. The perfect spot for the kids to have their own living space or a great man-cave! Home to the 2nd R/C Air conditioner. Outdoors is pretty much maintenance free. Lawns & plants border the 2 street elevations with gravelled pathways & driveway & tool shed for extra storage options. There is even an outdoor shower to wash off the sand after your jaunt to the beach! • Here is your perfect chance to enjoy many lazy days by the seaside. Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455