

# 2 Bogart Court, Christie Downs, SA 5164

**HARRIS**

## House For Sale

Thursday, 11 April 2024

2 Bogart Court, Christie Downs, SA 5164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 397 m2**

**Type: House**



Sam Bennett  
0883342700



Kevin Renard  
0883342700

**\$420k-\$460k**

Best Offers By 12pm Monday 29th of April (USP) Move-in ready, this light and bright home is a true gem in Christie Downs. Situated on a spacious 397m<sup>2</sup> block, this 1988-built property offers comfortable living in a serene location. As you enter, you're greeted by a bright white living area overlooking the front garden, complete with a split system for year-round comfort. The separate kitchen has been tastefully updated with subway tiles and features a breakfast bar that opens to the dining area, perfect for hosting gatherings. The left wing of the home features three spacious bedrooms, all with built-in robes. One bedroom also boasts its own split system, ensuring personalized comfort. A large linen cupboard at the end of the hallway provides ample storage space. The bathroom area has been updated with subway tiles and features a freestanding sink. With a separate toilet and a separate shower and bath area, getting ready in the morning is a breeze for everyone. Outside, a single carport with an automatic roller door provides convenient parking. The luscious yard with a pergola is the perfect spot to relax and enjoy the outdoors. Conveniently located, a bus stop is just 160m away on Dyson Road. You'll also find Coles on Beach Road and Colonnades Shopping Centre nearby. Beach Road offers a variety of dining options, all within walking distance. Families will appreciate the proximity to several schools, including Christie Downs Primary School, Christies Beach Primary School, O'Sullivan Beach Primary School, Noarlunga Downs Primary School, Christies Beach High School, and Southern Vocational College. Don't miss this opportunity to secure a fantastic home in a sought-after location. Specifications: CT / 6089/142 Council / Onkaparinga Zoning / HDN Built / 1988 Land / 397m<sup>2</sup> (approx) Council Rates / \$1497pa Emergency Services Levy / \$109pa SA Water / \$200pq Estimated rental assessment: \$460 - \$490 p/w (Written rental assessment can be provided upon request) Nearby Schools / Christie Downs P.S, Christies Beach P.S, O'Sullivan Beach P.S, Noarlunga Downs P.S, Christies Beach HS & Southern Vocational College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640