

# 2 Bruce Avenue, Christies Beach, SA 5165

## House For Sale

Tuesday, 7 May 2024

2 Bruce Avenue, Christies Beach, SA 5165

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 749 m2

Type: House



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**\$749,000 - \$799,000**

Greeted by a secure front yard with low-maintenance gardens and a driveway featuring drive-through access, residents are welcomed into a home adorned with stunning timber floorboards throughout. Natural light floods the spacious interiors, illuminating the front living room, complete with a gas fireplace for cosy evenings. The modern kitchen, enhanced by skylights, features a gorgeous island bench, gas cooker, ample bench space and abundant storage. A second family/dining room, boasting timber flooring and a feature pendant light, extends the home's warm ambience. The spacious master bedroom offers carpeted floors, a ceiling fan, walk-in robe and a private updated ensuite with a large shower. Bedrooms 2, 3 & 4 are generously sized, with Bedrooms 2 & 3 offering built-in robes and ceiling fans. An updated family bathroom with full bath, vanity and frameless shower, along with a separate toilet for convenience, caters to residents' needs. The laundry, with external access, overhead cupboards and a modern tile splashback, ensures practicality. Outside, an expansive decked undercover entertaining area, complete with downlights, an electric heater and roller blinds, provides shelter from the elements. The vast rear grassed yard, accompanied by a large powered shed and pergola, offers ample space for pets and children to play. Water and waste services have been plumbed to the powered shed in preparation for any future renovations.

2 Bruce Avenue epitomizes coastal living—a harmonious blend of style, comfort, and seaside serenity, beckoning discerning buyers to embrace luxury and tranquillity in equal measure. What you will love:

- 749m<sup>2</sup> (approx.) block
- 4 bedroom, 2 bathroom, 2 living
- Secure gated front yard with low-maintenance gardens and drive-through access
- Elegant timber floorboards & ducted cooling throughout
- Front living room, illuminated with natural light, features a cosy gas fireplace
- Modern kitchen showcases skylights, flooding the space with sunlight, complemented by a stunning island bench, gas cooker, large oven, ample benchspace, tile splashback, dishwasher, and abundant storage
- A second family/dining room with timber flooring and a pendant light, extends warmth and charm
- Spacious master bedroom, complete with carpeting, ceiling fan, walk-in robe, and a private, updated ensuite
- Bedrooms 2, 3 & 4 offer generous proportions, with built-in robes and ceiling fans in Bedrooms 2 & 3
- Updated family bathroom features a full bath, vanity, and frameless shower, accompanied by a separate toilet
- Laundry area offers external access, overhead cupboards, a large storage cupboard, and modern tile splashback
- Expansive decked undercover entertaining area, equipped with downlights, electric heating and roller blinds, ensuring enjoyment in all weather conditions
- The vast rear grassed yard provides ample space for pets and children to play, complemented by a substantial powered rear shed and pergola for additional functionality and outdoor enjoyment. Water and waste services have been plumbed to the shed in preparation for any future renovations

Experience coastal living first hand at 2 Bruce Avenue, where style meets serenity. Don't miss out on this opportunity to make this coastal home your own.

Property Specifications: Certificate of Title: Volume 5644 Folio 781 Title Type: Torrens Title Council: Onkaparinga Zoning: Housing Diversity Neighbourhood Built: 1984 Council Rates: \$1,958.04 per annum Emergency Services Levy: \$143.70 per annum SA Water Rates: Supply \$74.40 + Sewer \$95.17 = Total: \$169.57 per quarter 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. All rates have been supplied by the Owner. (RLA 249515)