

**21 Shepherd Road, Christies Beach, SA 5165**

**House For Sale**

Saturday, 25 November 2023



21 Shepherd Road, Christies Beach, SA 5165

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 859 m2**

**Type: House**



Peter Kiritsis



Jordan Ekers  
0477037710

## **Auction On Site Saturday 9th December @10am**

Incoming Inspection // Saturday 9th December 9:30am // Auction Commence 10:00am\* Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email and at the open inspections \*Embrace the unmatched location and unlock the rare potential of this three-bedroom, two-bathroom single-level home, delivering the area's best opportunity to reimagine and plan for lucrative development in a genuine lifestyle position just 1km from the Beach. Cherished and maintained for over 40 years by the same family, this classic beachside retreat is nestled just moments from the shoreline and vibrant retail and dining strip, and presents an exciting opportunity for those ready to embrace the coastal lifestyle and transform their dreams into reality. With the rare scope to subdivide into four (STPC) and make the most of the exclusive corner allotment, it also boasts exceptional potential for investment or renovation, with generous interior proportions, a central vintage kitchen and a sublime connection to the outdoor areas that invites enjoyment and relaxation. Discover this thriving high-development area with its perfect blend of tranquillity, opportunity, and convenience, with local shops, parks, and trains, the hospital and fantastic eateries nearby, it's an ideal starting point to build your dream home or develop into a multi-residence investment, where luxury and beachside living effortlessly converge. \*(Subject to planning consent) More things to love:- Generous corner allotment of 859m<sup>2</sup> (approx)- Has been in the same family for 40 years- Immense appeal for renovation or redevelopment- Potential for four dwellings (subject to planning consent)- Generous and classic proportions- Entirely comfortable as-is - Ideal investment by the beach- Outdoor entertaining area with pergola- Ducted and split system heating/cooling- Plenty of secure parking- Sheds provide excellent external storage- Enjoy proximity to Cardijn College and Christies Beach High School- Walk to Tom McBeath Reserve & Peters Park - Nearby to Christies Beach Railway Station- Close to Noarlunga Hospital & local shops, cafes and dining options\*Measurements approx.\*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.