

# 25 Valerian Court, Christie Downs, SA 5164



## Sold House

Tuesday, 11 June 2024

25 Valerian Court, Christie Downs, SA 5164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



Scott McPharlin  
0408854590



Zach Sproule  
0435661010

**\$633,500**

Please contact Scott McPharlin from Magain Real Estate for all your property advice. Perfectly simple this 3-bedroom home has a good-sized family bathroom, separate toilet and full-sized laundry with built in cabinetry. A kitchen with ample cupboards, brand new pyrolytic oven and induction cooktop, plus a light, bright colour scheme throughout the interior is sure to please. The real treat, however lies in the big back yard. Glimpses of the ocean can be caught from the rear decking area. In addition to that there's a fabulous big undercover entertaining area and plenty of space to grow your own fruit, veggies and herbs. Secure off-street parking is a breeze with plenty of space to park a caravan or boat, plus a double garage at the rear. Other things we love about this home: \*Built in robes to the main bedroom \*Garden shed \*Gas hot water \*Split system heating/cooling \*Filter tap in the kitchen \*No carpets, great for allergy sufferers The location is fabulous, with parks, schools, and great public transport options including the train station close by. Handy to the beach, Colonnades Shopping Centre and the Southern Expressway, this suburb has been overlooked in the past with its beautiful big gum trees and chirping birds. \*\*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 222182)