

**27 Colbert Road, Christies Beach, SA 5165**



**Sold House**

Tuesday, 15 August 2023

27 Colbert Road, Christies Beach, SA 5165

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 780 m2**

**Type: House**



Travis Denham



Michelle Draper  
0420278550

**\$515,000**

Travis Denham and Michelle Draper welcome to the market 27 Colbert Road, Christies Beach. Positioned upon an extensive block, offering a functional floorplan and in a highly accommodating area; located nearby local shops, schools and parks, this three bedroom home presents as the perfect opportunity for first home buyers, the growing family and savvy investors looking to expand their property portfolio. The open plan living and dining offers an abundance of space for you to unwind at the end of a busy day or just enjoy quality time with loved ones. For your comfort this space is fitted with a split system unit. The kitchen is fully functional with ample bench space for food preparation as well as an abundance of cabinetry for all your storage needs. Appliances include a gas cooktop with rangehood and oven. Three quality bedrooms complete the home, each of which are well-sized, allowing plenty of space to customize each of the rooms as per your preferences. Each bedroom benefits from a built-in wardrobe and ceiling fan. The layout of this floorplan is exceptionally functional with all three rooms within close proximity to the home's bathroom and laundry. The bathroom is complete with a spacious vanity, shower, and bathtub. To the delight of the growing family there is a separate toilet. Taking a step outside the front of the home presents well, with an upkept front garden featuring an array of plants and shrubbery. For storage of your vehicles there is a double garage. To the rear there is an extensive verandah where you may choose to enjoy a delicious brunch, alfresco style. There is plenty of lawn area for the kids and pets to play, and for the savvy handman or aspiring 'Green Thumb,' there is a shed and additional storage unit for placement of any tools and equipment. As for the location, it really does not get much better than this! With multiple schools all within a close proximity such as O'Sullivan Beach Primary School, Christie Downs Primary School, Christies Beach Primary School, Christies Beach High School and Cardijn College. Public Transport is highly accessible being not too far away from Noarlunga Railway Station and Noarlunga Bus Interchange. Not to mention Christies Beach Police Station and Noarlunga Hospital are just around the corner. For the whole family to enjoy, you are located a short trip from O'Sullivan Beach, and Coast Park Trail - O'Sullivan Beach, as well as having Wallis Cinema Noarlunga and Colonnades Shopping Center not too far away. To top it all off only a twenty-eight drive will land you in the Adelaide CBD via M2. It really doesn't get any better than this! 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. (RLA 299713) Magain Real Estate Brighton Independent franchisee - Denham Property Sales Pty Ltd