

3/61 Roy Terrace, Christies Beach, SA 5165



Sold House

Friday, 20 October 2023

3/61 Roy Terrace, Christies Beach, SA 5165

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Jason Mills

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Leanne Curzon

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\$520,000

This sensationally located courtyard home offers low-maintenance seaside living without compromise. Take a leisurely stroll to the pristine beach, the local cafes or vibrant Beach Road. You'll love all the Liveability features! This light-filled home with double glazed glass is just six years young. It boasts incredible street appeal and a versatile design with modern fixtures, a gourmet kitchen and a covered patio. The open-plan lounge and dining area is perfect for relaxing or entertaining guests. The adjacent kitchen is finished with the latest trends with stone benchtops, modern appliances and a breakfast bar. Cool down the home easy with excellent cross ventilation or if need be take advantage of your ducted reverse cycle air conditioner. There are two spacious and light-filled bedrooms, both with built-in robes and easy access to the resort-inspired bathroom. Other great features include ducted heating and cooling, a large laundry with built-in storage and a carport. This location offers a lifestyle like no other. The esplanade is just 400m from your doorstep, where you can enjoy a long, leisurely walk, run or cycle along the beachfront or jump in the ocean for a refreshing dip. The surf and sailing clubs are also nearby as is the O'Sullivan Beach boat ramp. Once you have had your fix of outdoor activities, you can stroll to Beach Road for a bite to eat and explore the boutiques. This brilliant property has been recognised by the Centre of Liveability (endorsed by the CSIRO) to have features that make it healthy, comfortable, efficient and connected to the community and offer the opportunity to reduce running costs significantly if utilised correctly by the occupant. These include cross ventilation, zoning, insulation, double-glazed windows, east/ west shading, efficient hot water, water efficiency devices. More reasons to love this home: • Energy efficient home with great Liveability features • Special ICF constructed high performance home • Stylish seaside courtyard home • Walk to the beach • Covered courtyard to relax under • Bedrooms with built-in robes • Ducted heating and cooling • Easy care garden • Sensational location In an outstanding location, this low-maintenance home presents a fantastic opportunity to downsize in style and comfort. Call Jason Mills today. 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. RLA 276447.