

**35 Deemster Avenue, Christies Beach, SA 5165**



**Sold House**

Tuesday, 23 April 2024

35 Deemster Avenue, Christies Beach, SA 5165

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 777 m2**

**Type: House**



Jackie Scott  
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**\$650,000**

Please contact Jackie Scott from Magain Real Estate for all your property advice. Welcome to an exceptional opportunity at 35 Deemster Avenue, Christies Beach – a sprawling allotment of around 777m<sup>2</sup> in this highly sought-after beachside location. This property presents a canvas for your dreams, offering the lucky purchaser the chance to embark on the journey of crafting a brand-new residence or a savvy developer to build multiple dwellings (both subject to planning consents) to capitalize on the fantastic location. Situated on a no through road, this generous parcel of land has no easements or encumbrances and boasts a frontage of 16.45m with a depth of 47.59m, making it suitable for a wide range of home designs that is limited only by your own imagination. Whether you're wanting a single level design or a two-storey home you have the flexibility and the option to choose a builder that will help you to create your dream home. Convenience is assured with a central location just moments from everything you could ever need. Enjoy easy access to great schools, just steps away from the Christies Beach Primary School & the Taikurrendi Children and Family Centre, while also being nearby to Christies Beach High School and Cardijn College. Located only moments from Beach Road, offering an array of cafes & restaurants, local businesses and boutique shops or head over to the Colonnades shopping complex for Kmart, Big W, Aldi and much more. Close to both a Coles and Woolworths supermarket for your weekly grocery shopping, a doctor's surgery & medical facilities, the local post office, public transport and of course, the beautiful beach. For added convenience, you're also just a 40-minute drive from the CBD. Please be aware that the home is not in a position to be rented or lived in. We are selling for land value and potential only. Don't miss out on this fantastic opportunity to own a prime piece of real estate in a superb location – it's a rare offering. For more information, please call Jackie Scott on 0409 090 959. 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. RLA222182