

**44 Sunningdale Drive, Christie Downs, SA 5164**

**Sold House**

Monday, 4 September 2023

44 Sunningdale Drive, Christie Downs, SA 5164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 700 m2**

**Type: House**



Shane Moore  
0418669448

**\$515,500**

Shane Moore and Harcourts are proud to present 44 Sunningdale Drive, Christie Downs to the market. In a great location close to all facilities and priced to sell this entry level 3 bedroom, 1 bathroom home set upon a sought after 700m<sup>2</sup> corner allotment measuring approx 20m x 35m will appeal to many. Invest, nest or redevelop (STCC) the choice is yours. Features include 3 bedrooms, master with BIR, L shape lounge/dine, functional kitchen with gas cooktops, tasteful bathroom, separate laundry, new carpet, fresh paint, gas heating and ducted air conditioning. There are two driveways, a drive through carport under the main roof with locking gates, all weather paved patio/ pergola, freestanding lined iron garage, two garden sheds and a secure fenced rear yard. Rental Estimate - \$440 to \$460 per week Council Rates - \$1527 per annum Emergency Services Levy - \$214 per annum SA Water - \$154 per quarter Year Built - 1975 Contact Shane Moore for further details.