

53 Elizabeth Road, Christie Downs, SA 5164

Tanner

House For Sale

Saturday, 10 February 2024

53 Elizabeth Road, Christie Downs, SA 5164

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 720 m2

Type: House



Simon Bec Tanner
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Adam Timms
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Auction - \$500,000

Welcome to an extraordinary opportunity that beckons homebuyers, investors, and developers alike. Nestled at 53 Elizabeth Road, Christie Downs, this property boasts a myriad of features that make it an ideal investment for various purposes. The residence offers a comfortable and spacious living space with 3-4 bedrooms, providing ample room for families or potential customization. Enhancing the property's appeal is a fully equipped studio and a meticulously lined garage, perfect for creative endeavors, a home office, or additional living space. Car enthusiasts and those with multiple vehicles will appreciate the convenience of a substantial 4-car garage and a convenient carport. Sitting on a generous 720m² plot, this property presents a golden opportunity for developers. With the potential for subdivision and development of 2 or 3 houses (subject to council consent), it opens doors to a myriad of possibilities. Enjoy the ease of walking your children to the local primary and high schools, fostering a sense of community and family-friendly living. Commuting is a breeze with easy access to public transport, ensuring connectivity to surrounding areas and the wider city. Colonades Shopping Centre is within a stone's throw, offering a diverse range of retail, dining, and entertainment options. Embrace the seaside lifestyle with Noarlunga Beach and Christies Beach just a short 5-minute drive away. Experience the tranquility of coastal living within reach. Don't miss this chance to secure a property that combines space, potential, and convenience. Whether you're a homebuyer looking for a comfortable residence, an investor seeking lucrative opportunities, or a developer with a keen eye for potential, 53 Elizabeth Road, Christie Downs, awaits your vision. It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725. 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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Should the property be scheduled for auction, the Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction. Specifications: CT | 5215-559 Council | City of Onkaparinga Zoning | Housing Diversity Neighbourhood Built | 1970 Land | 720m² (Approx.) Frontage | 19.5m (Approx.) Council Rates | \$1,486.89 p.a. ES Levy | \$108.20 p.a. S.A. Water | \$74.20 p.q. Sewer | \$79.50 p.q. Title | Torrens