

**6 Bruce Avenue, Christies Beach, SA 5165**



**Sold House**

Thursday, 21 September 2023

6 Bruce Avenue, Christies Beach, SA 5165

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 874 m2**

**Type: House**

**\$627,250**

Superbly positioned in a quiet, well-established residential neighbourhood within an easy stroll of just about everything this well maintained brick home is a must see. The options are endless boasting a large garden allotment of 776 m<sup>2</sup> (approx) and a well designed home suggests the perfect investment and or development opportunity or perfect for the owner occupier allowing future improvement over time if required. The home boasts a formal entry, large light filled lounge including a split system reverse cycle aircon, modernised kitchen with gas cooking and ample cupboard/bench space plus an oversized meals/dining area. All three bedrooms are generously proportioned and easily accessible to the tiled family bathroom, including a separate bath, shower and toilet. A separate laundry, updated floor coverings and curtains finishes off this well presented home. Other features include on demand gas hot water system, external blinds, generous sized verandah and a garden shed. All this within a few minutes walk to the Colonnades Shopping Centre, Parkland, schools, transport, and the beautiful sands of Christies Beach. The options are endless, a rare opportunity awaits, inspection highly recommended. For more information please contact: Richard Wyatt 0414600035 Century 21 Coast to Vines Group RLA321648