

**10 Anselm Street, Christie Downs, SA 5164**

**HARRIS**

**Sold House**

Friday, 3 May 2024

10 Anselm Street, Christie Downs, SA 5164

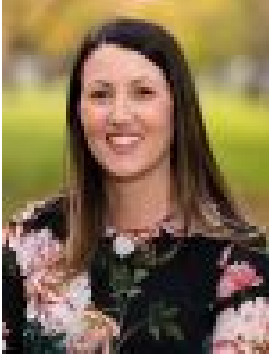
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 820 m2**

**Type: House**



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**\$655,500**

All the soul of 1972 and all the ease of 2024 living combined, 10 Anselm Street offers the ideal canvas to choose your own adventure. Whether you reimagine, redevelop, or simply relish exactly as is, the future looks bright from every angle. Offset with established gardens, classic cream brick construction stands proud amongst the streetscape. An extensive front lounge boasts picture windows, an abundance of natural light further amplified by light-wash timber-look floors that sweep the entirety of the floorplan. A sit-in kitchen ensures connected living, expansive stone benchtops, full length pantry, and gas cooktop combining to create a home hub ready for cook-ups of old favourites or new recipe trials. Three spacious bedrooms offer endless scope for setting up exactly as you like, serviced by a central family bathroom, wide vanity, corner shower and bathtub providing serenity for everything from rush hour to the evening wind down. A vast paved veranda offers the ultimate alfresco retreat, eastern orientation ensuring abundant morning sunrays. Established gardens wrap the allotment in botanical bliss, lawns lined with established gardens offering plenty of space to roam while also highlighting the full scale of the generous 820m<sup>2</sup> allotment. Six minutes from the beach, six minutes from one of the southern suburbs' largest shopping precincts, seconds from several reserves, 35 minutes from the city and less than 20 from McLaren Vale, everything is a skip away. No matter the plan, it's promising indeed. More to love:

- Secure double garage and carport, plus additional off-street parking
- Separate laundry
- Ducted evaporative air-conditioning throughout, with gas heater to lounge
- Ceiling fans
- Light wash timber look floors
- External blinds
- Built-in robes to two bedrooms
- Two sheds

Specifications: CT / 5740/265 Council / Onkaparinga Zoning / HDN Built / 1972 Land / 820m<sup>2</sup> (approx.) Frontage / 20.12m Council Rates / \$1,476.86pa Emergency Services Levy / \$107.45pa SA Water / \$153.70pp Estimated rental assessment / \$450 - \$500 per week / Written rental assessment can be provided upon request

Nearby Schools / Lonsdale Heights P.S, Christie Downs P.S, Flaxmill School P-6, O'Sullivan Beach P.S, Hackham West School, Christies Beach HS & Southern Vocational College

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