

# 12 Dorothea Street, Christies Beach, SA 5165

## House For Sale

Sunday, 23 June 2024

12 Dorothea Street, Christies Beach, SA 5165

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 152 m2

Type: House



Carly Frost  
0883239300

**\$589,000 - \$609,000**

Say hello to sea breezes and a turnkey beachside lifestyle at 12 Dorothea Street, Christies Beach. This stylish three-bedroom, two-bathroom townhouse offers effortless living in a prime coastal location. Enjoy the convenience of being a short stroll from Dee Lee Park and Christies Beach Primary School, making it perfect for families and professionals alike. Step inside to an open-plan kitchen, living, and dining area that exudes modern charm. The light and bright tones create a welcoming atmosphere, while timber-look flooring adds warmth and elegance. The kitchen is a highlight with its island bench, overhead cupboards, gas cooker and double sink, making it a hub for social gatherings and culinary adventures. A convenient water closet and laundry are located on the ground floor for added functionality. Upstairs, the three bedrooms provide ample space and comfort. The master bedroom features a generous his-and-her walk-through robe and a private ensuite. The secondary bedrooms are equipped with practical built-in robes, while the main bathroom includes a freestanding shower, a bath, and a vanity, catering to all family needs. The rear yard is designed for low maintenance with a rainwater tank, a tidy garden, and a concrete area perfect for entertaining. This property combines comfort, convenience and modern living, making it an ideal investment or a fantastic opportunity for first-time buyers. Enjoy the vibrant local food culture with nearby cafes and restaurants, and embrace the beachside lifestyle at 12 Dorothea Street.

Why you will love it:

- Three bedrooms, two bathrooms townhouse
- Open-plan kitchen, living and dining
- Modern throughout with light and bright tones
- Convenient water closet on ground floor
- Ground floor laundry area
- Gorgeous kitchen with stone island bench
- Overhead cupboards and double sink
- Gas cooker in the kitchen
- Timber-look flooring in main living areas
- Master bedroom with walk-through robe
- Private ensuite in the master bedroom
- Built-in robes in secondary bedrooms
- Main bathroom with freestanding shower and bath
- Low maintenance rear yard
- Rainwater tank and concrete entertaining area

Property Specifications: Certificate of Title: Volume 6226 Folio 57 Title Type: Community Title Council: Onkaparinga Zoning: Housing Diversity Neighbourhood Built: 2018 Council Rates: \$1,756 per annum Emergency Services Levy: \$160.75 per annum SA Water Rates: TBC Community Fees: TBC Don't miss this opportunity - schedule your viewing today and embrace coastal living at its finest!

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. (RLA 249515)