

# 21 Brodie Crescent, Christies Beach, SA 5165

## House For Sale

Friday, 3 May 2024

21 Brodie Crescent, Christies Beach, SA 5165

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Peter Hurcombe  
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## Best Offers Price Guide \$550,000

Priced to be in high demand at an affordable price point this home is positioned in a convenient location only minutes from the beach! The spacious floor plan offers two separate living areas, three bedrooms, two bathrooms and separate laundry. The living areas all feature floating timber floor boards. A formal lounge or home office/study is located at the front of the home and a spacious open plan living room featured at the rear with floor to ceiling sliding glass doors overlooks and opens out to the timber decked alfresco area. The well equipped kitchen features a large island bench with breakfast bar, pantry, stainless steel appliances including gas cook top, rangehood and a dishwasher. Three good sized bedrooms, the master with walk in robe and ensuite. The remaining bedrooms are both serviced by the stylish spacious main bathroom. Enjoy entertaining with family and friends on the outside timber decked entertaining area with new sail and low maintenance backyard. Auto lock up carport safely houses your vehicle along with a second car space. Year round comfort is provided by reverse cycle air-conditioning and complete peace of mind with an alarmed security system. This stylish and contemporary home is in an ideal location just minutes from the beach and adjacent parklands, walk to playground and bike tracks, easy access to transport, shopping and schools all close at hand. Currently tenanted until January 2025 returning \$480 per week. Add to your investment portfolio, perfect first home or retire near the beach. Property Details: Council: City of Onkaparinga For further information please contact Peter Hurcombe. Visit [glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings. Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 279730