

4/22 Roy Terrace, Christies Beach, SA 5165

House For Sale

Thursday, 14 March 2024

eclipse.
REAL ESTATE

4/22 Roy Terrace, Christies Beach, SA 5165

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 148 m2

Type: House



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Best Offers By Tuesday 5pm 2nd April 2024, USP

Say hello to 4/22 Roy Terrace, a modern and stylish townhome nestled just seconds away from the serene shores of Christies Beach. Built in 2018, this residence offers a contemporary living experience with a host of desirable features. As you step inside, you'll be greeted by a tiled ground floor that leads seamlessly to an open plan lounge and dining area, perfect for entertaining guests or enjoying family dinners. The kitchen boasts a gas cooktop, quality appliances, and an abundance of cabinetry, catering to both culinary enthusiasts and everyday convenience. Natural light floods the downstairs level, creating a warm and inviting atmosphere throughout. Upstairs, you'll discover three bedrooms, including a master retreat complete with a large built-in robe and private ensuite. The additional two bedrooms feature plush carpeting, built-in robes, and balcony access, offering the ideal spot for morning coffees and enjoying the refreshing sea breezes. The shared main bathroom boasts floor-to-ceiling tiling and a spacious built-in bath, while a separate WC downstairs provides added privacy and convenience. Outside, a paved outdoor area awaits, providing the perfect setting for outdoor living and dining. Additional features include a secure single garage, ensuring peace of mind for your vehicles and belongings. With so much to offer, this property presents an exceptional opportunity to embrace coastal living at its finest. A short walk from Christies Beach Primary School, find the perfect blend for every lifestyle. Within minutes, discover the picturesque Christies Beach Foreshore with Rotary Park and the bustling Port Noarlunga Township, offering an array of cafes, restaurants, and shops. This coveted location provides an ideal canvas for your dream home, with easy access to transportation, shopping, healthcare, education, dining, wineries, and the Fleurieu Peninsula. Just over 30 kilometers from the CBD and with convenient access to the railway and southern expressway, commuting to the city is effortless. Check me out:- Modern & stylish, 2018 built - Seconds from the Beach - 3 bed, 2 bath layout- Tiled flooring throughout - Open living & dining area- Kitchen with gas cooktop & ample cabinetry- Master bed with private ensuite- Additional beds with built-in robes- Balcony access for beds 1 & 2- Main bathroom with floor-to-ceiling tiling- Separate downstairs Wc- Paved outdoor area - Secure single garage- And so much more... Specifications: CT // 6210/760 Built // 2018 Land // 89 sqm* Home // 148 sqm* Council // City of Onkaparinga Community Fee // \$178.32 p.q. Nearby Schools // Christies Beach Primary & St John the Apostle School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent legal advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Michael Viscariello - 0477 711 956 michaelv@eclipse realestate.com.au Daniele Galloni - 0488 600 911 danieleg@eclipse realestate.com.au RLA 277 085