

70 Marnie Avenue, Christies Beach, SA 5165



House For Sale

Wednesday, 10 July 2024

70 Marnie Avenue, Christies Beach, SA 5165

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 731 m2

Type: House



Jason Wright
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\$689,000 - \$739,000

Nest, Invest or Land Bank. Nestled on a spacious 731m² block at 70 Marnie Street, Christies Beach, this charming property offers ample room and versatility in the heart of a vibrant coastal community. For families, the appeal extends beyond just amenities and hub of activity centred around Beach Road which include a diverse array of shops, supermarkets, cafes, and essential services—all within easy walking distance. This bustling strip ensures that daily errands are a breeze, eliminating the need for constant reliance on a car. And you can't consider Christies Beach without mentioning that beautiful beach that is surrounded by plenty of parks, barbecue and playground facilities. In addition to its family-friendly amenities, Christies Beach benefits from ongoing development and investment. The recent expansion of Colonnades Shopping Centre and the revitalization of Beach Road underscore the area's growth and potential, making it an increasingly attractive place to live and invest in. Internally, the home offers 3 spacious bedrooms with built in robes and an luxurious bathroom with spa bath. Externally boasts a huge rumpus room that doubles as a teen retreat/possible fourth bedroom. Plus there's an additional utilities room which makes a great work from home space making it ideal for families seeking comfort, space, and a convenient lifestyle. Whether it's creating a lush garden oasis, setting up a play area for children, or entertaining guests under the open sky, the possibilities are endless. Alternatively, the property's generous 731m² land size provides potential for future expansion or development. If you're looking for a spacious family home in a vibrant coastal community where convenience meets comfort, 70 Marnie Street presents an ideal opportunity to embrace the best of Christies Beach living.

THE ESSENTIALS:

- Spacious living areas including additional meals area
- 3 bedrooms internally with built in robes
- Modern bathroom with large spa bath
- Huge rumpus/teen retreat/fourth bedroom
- Utility room/home office
- Large outdoor entertainment
- Single garage with roller door, plus additional single (extra high) carport
- Periodic lease in place with excellent long term tenant

WE LOVE:

- Close proximity to cafes and Beach Road shopping
- Only a few minutes' drive to Colonnades Shopping Centre and Noarlunga Train Station
- 10 minute walk to beach
- Roller shutters to the front windows

Please contact Michele Stephen or Jason Wright from Harcourts Essential for further information and viewing times.

Specifications: CT / 5620/795 Council / City of Onkaparinga Council Rates / \$1,857.79pa Emergency Services Levy / \$168.10pa SA Water / \$161.70pq + usage Built / 1965 Proudly brought to you by Harcourts Essential RLA 268928

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.