

# 3/64 Grundy Terrace, Christies Beach, SA 5165

## Unit For Sale

Wednesday, 10 July 2024

3/64 Grundy Terrace, Christies Beach, SA 5165

Bedrooms: 2

Bathrooms: 1

Type: Unit



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**\$399k-\$438k**

Hear the sound of waves lapping the sand from this light and airy unit which has a warm and welcoming feel, a spacious open plan living area, and a private outdoor space all located just moments from Christies Beach and within walking distance from shops and cafes. As you approach the unit, you will appreciate the pretty gardens in the complex as cool sea breezes accompany your every step. Head inside the living area and enjoy a sense of spaciousness enhanced by light neutral colours and a view of the front garden. The modern kitchen has electric appliances and plenty of space for a dining table. Flowing from the dining area, the paved outdoor space offers a sunny alfresco area where you can have a barbeque with family and friends. Both bedrooms have built-in robes and are flooded with natural light, and the large bathroom combined with the laundry completes the home. This ideal low maintenance property in such close proximity to the beach could be your ultimate seaside home, weekend getaway, perfect downsizer, long term investment, or an excellent short term rental. Christies Beach and the waterfront Esplanade are just metres away where you can enjoy your morning walks while taking in spectacular natural scenery. You can even stroll down to Beach Road and do some shopping or have lunch at one of the numerous cafes. After a long day spent with family and friends at the beach topped off with a barbeque dinner on the patio, rest your head and fall asleep to the sound of the ocean's waves, knowing you can do it all again tomorrow. Even more to love:

- Outdoor alfresco area
- Single off street parking space
- Heating and cooling in the living area
- Updated timber laminate flooring throughout
- Low body corporate fees in a neat and tidy complex of only 4 units
- Internal laundry combined with the spacious bathroom
- 300 metres from the waterfront Esplanade and Christies Beach
- 550 metres from transport
- 750 metres from Beach Road with shops and cafes
- 1.2km from Christies Beach Primary School
- 40 minute drive from Adelaide's CBD

Specifications: CT / 5035/586 Council / Onkaparinga Zoning / HDN Built / 1968 Council Rates / \$1,284pa Strata Rates / \$368pq Emergency Services Levy / \$87pa SA Water / \$79.50pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Christies Beach P.S, O'Sullivan Beach P.S, Christie Downs P.S, Lonsdale Heights P.S, Christies Beach H.S

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