



## FOR SALE

### MOVE IN, RENT OUT OR DEVELOP 500M TO BEACH!

Move in ready family home walking distance to the Beach.

This unassuming 1973 built brick & tile house is so much more than meets the eye! Starting with a generous block size of 853m<sup>2</sup> this property includes the neat, clean and very tidy 3 bedroom, 1 bathroom house plus a double garage that has been converted into a retreat, Office, Study and Rumpus room. There is also a converted single car sized shed that is now a workshop, garden shed and 2nd bathroom!

Securely fenced, this 3 bedroom home would be perfect for an astute investor, families or first home owners looking for an affordable entry point into the market. The large, air conditioned, lounge leads through to the separate dining room set off of the U shaped kitchen with gas cooking, plenty of storage and bench space. The rear yard is accessed through either the sliding glass door in the dining room or via the laundry which is next to the kitchen. There are 3 large carpeted bedrooms, two with built in robes, a family sized main bathroom plus separate toilet.

Outside, the verandah runs the entire length of the home and adjoins the carport. There is a lawn area perfect for children or pets to play and a fenced off fruit and olive tree grove that easily fit a swimming pool!

This family home is conveniently located parallel to Beach Road offering all the convenience, without the street noise!

This low maintenance home is move in ready or could be rented out. Previous rented out at \$340 per week but simple cosmetic upgrades would see this increase.

The property is well positioned on a large level 853m<sup>2</sup> allotment with wide 18.59m frontage and has development potential (STCC).

This is the one you have been looking for! RLA 269823

3 BED | 1 BATH | 2 CAR

**PRICE:**

\$389,000 - \$415,000

**OPEN FOR INSPECTION:**

N/A



**Mark Davies**

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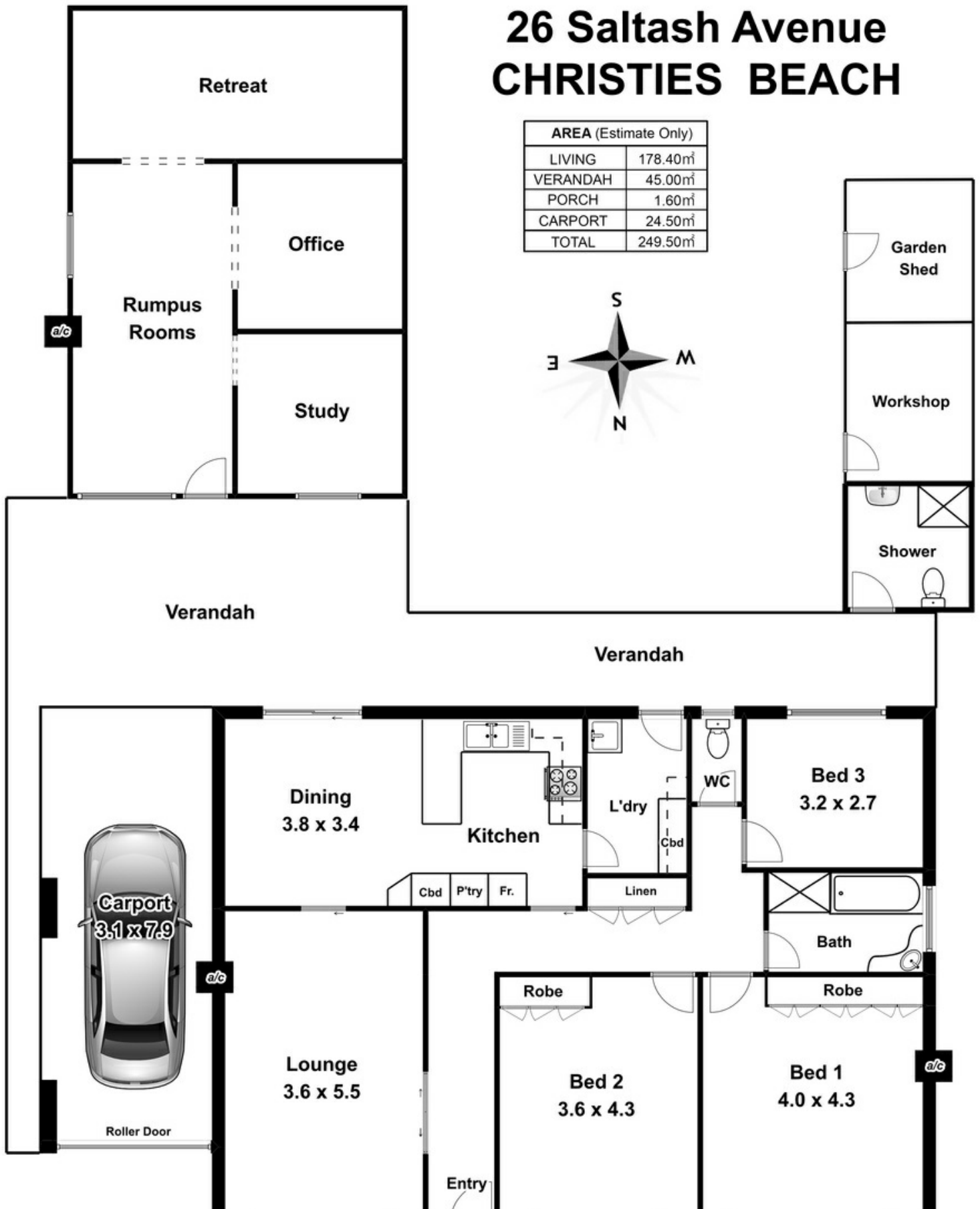
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RLA: 269823

# 26 Saltash Avenue CHRISTIES BEACH

AREA (Estimate Only)	
LIVING	178.40m <sup>2</sup>
VERANDAH	45.00m <sup>2</sup>
PORCH	1.60m <sup>2</sup>
CARPORT	24.50m <sup>2</sup>
TOTAL	249.50m <sup>2</sup>



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Floorplan produced by [openview.com](http://openview.com)