



**SOLD**

## HUGE POTENTIAL

Contact your local agent tricia 0457314206

This much loved home sits in the very popular suburb of Christies Beach. Positioned next to beautiful Lohman Park and just a hop skip and a jump to the local shops.

With a multitude of opportunities to fix up, reside, rent out or re developed STCC with possible ocean views.

Set on a good sized allotment of approximately 649m2. Frontage 23.4 m2.

The front door opens to a separate entry with direct access into a large lounge with a cosy gas heater for those winter nights. The kitchen/ dining room adjacent the lounge, with a gas stove and a good amount of cupboard space. An updated wall air-conditioner well positioned for maximum benefit.

Head down the hallway to 3 generous bedrooms. The bathroom has an extra-large shower in original condition. With a substantial backyard and verandah for the children to run around in. There is a good- sized rear shed and work shop with a multitude of uses. A Carport and large work area under cover. Extra parking on site.

Solar panels, roller shutters are some of the many extras on offer.

This could be the opportunity you have been waiting for. Bring the tool kit and the paint brush and polish up a hidden gem.

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified.

RLA 271071 RLA 269823

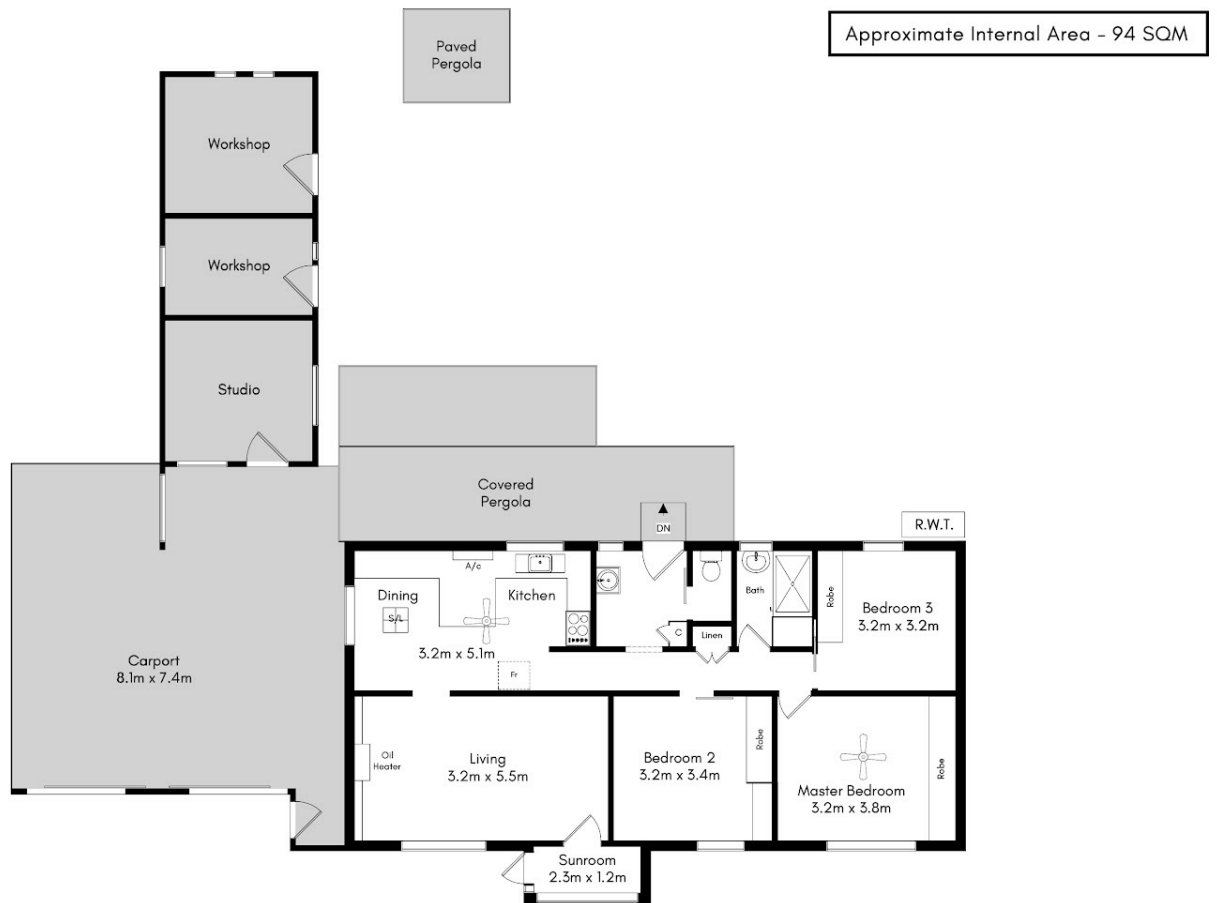
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$505,000

**OPEN FOR INSPECTION:**  
N/A



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## 28 Carmichael Rd Christies Beach

### DISCLAIMER

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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.