







13 Regis Crescent, Christie Downs

# 850sqm Corner Opportunity. Act Fast!

Set on a generous 850sqm (approx.) corner allotment with side gate access to the rear yard, this four-bedroom family home is perfect for those seeking extra space, practicality and flexibility. Featuring a master bedroom with walk-in wardrobe and ensuite, comfortable living areas and a kitchen overlooking the rear yard, the home offers a functional layout with plenty of potential.

Outside, the generous backyard provides ample room for children and pets to enjoy, while the large powered double garage or shed is a real standout. Whether you're looking to store a caravan, boat, trailer or simply need extra room for vehicles, tools and hobbies, the valuable side access and substantial shedding make this property one worth considering.

Features Include:

- Large 850sqm (approx.) corner allotment with side gate access
- Four bedrooms, master with walk in wardrobe, and ensuite with floor to ceiling tiles
- Bedrooms two and three with ceiling fans
- Lounge with split system A/C, and built in linen cupboard
- Living area with heating and cooling wall units

4 2 2

**FOR SALE**
$799,000 - $849,000

**VIEW**
By Appointment

**AGENTS**
Shaun Roberts
0435 367 534
shaunr@ljhsales.com.au

**AGENCY**
LJ Hooker Property Specialists
(08) 8289 6660

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Dining area with pendant light
- Kitchen with gas cooktop, Fisher & Paykel dishwasher, cupboard pantry, and window overlooking rear
- Outdoor entertaining with shade cloth, and water tank
- Rear lawn perfect fort children and pets to play
- Large double powered shed with side gate access

Conveniently positioned in Christie Downs, the home is close to local schooling, with Christie Downs Primary School and Lonsdale Heights Primary School both nearby. For those who enjoy the coast, Christies Beach is approximately 3km to the west, while Colonnades Shopping Centre is just an eight-minute drive away for all your shopping, dining and everyday needs. With local parks, public transport and major road connections also within easy reach, this is a location that offers a great balance of convenience and coastal lifestyle.

Enquire Today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

## MORE DETAILS

| | |
|---|---|
| Property ID | 2E71GJU |
| Property Type | House |
| House Size | 131 m2 |
| Land Area | 850 m2 |
| Including | Air Conditioning<br>Dishwasher<br>Water Tank |







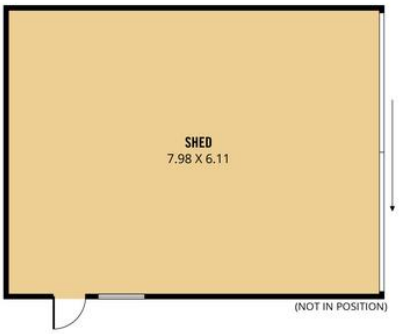


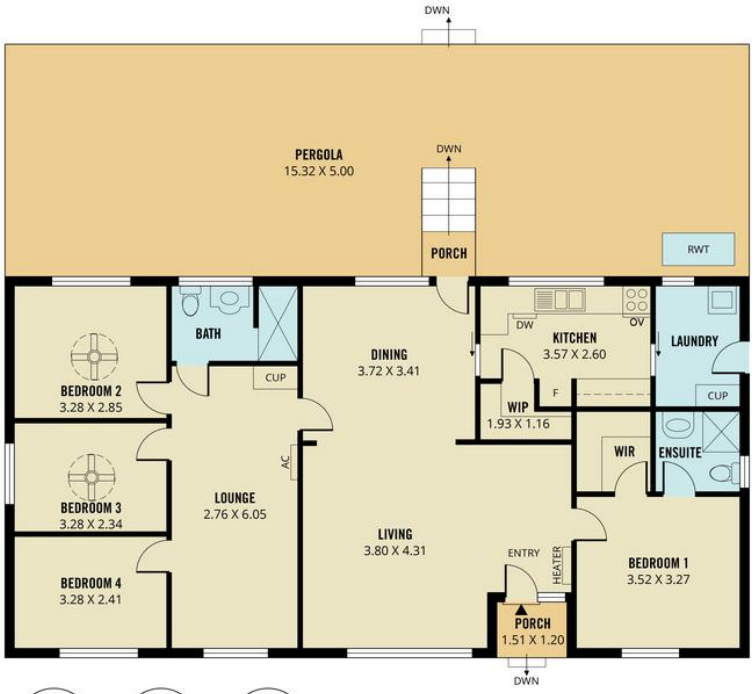


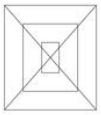
**Shaun Roberts 0435 367 534**
Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

**LJ Hooker Property Specialists (08) 8289 6660**
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.




| 263m² | 129m² | 52m² | 79m² | 3m² |
|---|---|---|---|---|
| TOTAL | Living | Shed | Pergola | Porch |

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.