







12 Brodie Crescent, Christies Beach

Easy Coastal Living

If you've been dreaming of a laid-back lifestyle by the coast, this is one you won't want to miss. Tucked away in a quiet street, 12 Brodie Crescent offers a comfortable, easy-care home that is tastefully decorated and beautifully presented, just minutes from the beach, local shops, and everything you need for day-to-day living.
From the moment you arrive, the home has a welcoming, relaxed feel. Inside you'll find a light-filled living space that's perfect for unwinding at the end of the day or catching up with family and friends. The layout is practical and easy to live in, making it a great fit for first-home buyers, downsizers or investors.
The kitchen is well positioned and functional, with plenty of bench space and storage to make everyday cooking simple. It connects nicely with the dining and living area, so you're always part of the action when entertaining.
Year-round comfort is taken care of with heating and cooling, keeping the home enjoyable in every season.
The bedrooms are all well-sized and comfortable, offering flexibility for families, guests, or even a home office if needed. The main bedroom provides a quiet place to relax, while the rest of the home is designed for easy living.
Step outside and you'll find a private and secure backyard surrounded by beautiful established gardens, along with a large undercover deck that's perfect for entertaining all year round. Whether it's weekend

3 1 2

FOR SALE
Under Contract

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Interested parties must rely solely on their own enquiries.

barbecues, family gatherings or simply relaxing outdoors, this space is designed to be enjoyed.
Set in a friendly neighbourhood, you're close to local schools, shops, public transport, and of course the beautiful Christies Beach coastline. Morning walks along the sand or sunset evenings by the water can easily become part of your routine.

What You'll Love
- Quiet, convenient location
- Light-filled living area
- Practical kitchen with good storage
- Comfortable, well-sized bedrooms
- Heating and cooling for year-round comfort
- Tastefully decorated and beautifully presented
- Private and secure yard with beautiful gardens
- Large undercover deck, perfect for entertaining
- Just minutes to the beach, shops and schools

MORE DETAILS

Property ID	7BJ24
Property Type	House
House Size	116 m2
Land Area	700 m2









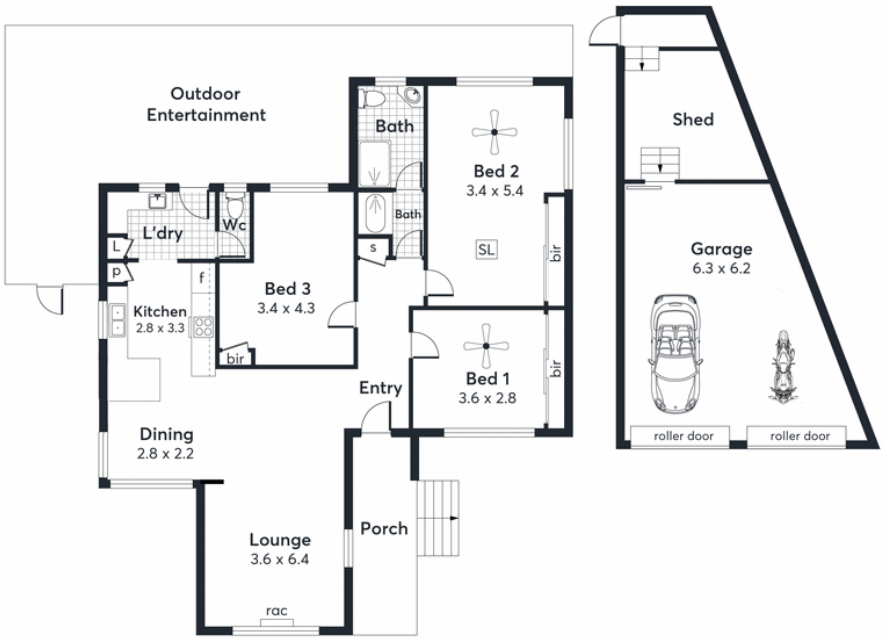


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AREA (Estimate Only)	
Living:	98.20 m²
Garage/Shed:	42.56 m²
Entertainment:	43.26 m²
Porch:	7.00 m²
TOTAL:	**191.02 m²**



This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
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