






5 Hyde Place, Christies Beach

## Classic Home on a Commanding Allotment —Rare Ensuite & Redevelopment Potential (STPC)

Loved and well-maintained by the same family, this classic residence presents an outstanding opportunity in a highly sought-after coastal pocket. Offering the flexibility to move straight in, renovate to your taste, or explore redevelopment potential (STPC), this property caters to families, investors and developers alike.

Occupying a commanding allotment, the home features the rare advantage of an ensuite—an uncommon find in classic builds of this era—along with generous living spaces and a timeless, sturdy construction that promises lasting value.

Perfectly positioned between two of Adelaide's favourite beachside suburbs, Christies Beach and Port Noarlunga, the lifestyle on offer is exceptional. The newly completed Witton Bluff walking trail now seamlessly links the two suburbs, providing a picturesque route for your morning walk, weekend run or sunset stroll. Choose from a host of local cafés for your morning coffee, or enjoy a relaxed lunch overlooking the sea with family and friends.

3  2  2 

**FOR SALE**  
\$885,000

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

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**

Families will appreciate the convenience of quality education options close by. Port Noarlunga Primary School is within easy walking distance, while Christies Beach High School and several other excellent schools offer great choices for older students.

Whether you're seeking a comfortable family home, an exciting renovation project, or a premium site for future development, this property is brimming with potential and ready for its next chapter.

#### Key Features

- Spacious lounge with large windows and a split system air conditioner
- Separate meals area with a bay window
- Generous kitchen with a gas cooktop, dishwasher and plenty of storage
- Master bedroom includes a dressing room with BIR and private ensuite
- Bedrooms 2 and 3 include built-in wardrobes
- Private study/sunroom accessible from the bedroom
- Main bathroom includes a separate bathtub
- Expansive front and back gardens offering scope for enhancement
- Undercover entertaining area
- Gated drive through carport to a garage/shed, and paved back yard

#### Specifications

Title: Torrens Title

Year built: c1972

Land size: 766sqm (approx)

Council: Onkaparinga Council

Council rates: \$1,883.27pa (approx)

ESL: \$95.80pa (approx)

SA Water & Sewer supply: \$176.70pq (approx)

(STPC) Subject To Planning Consent

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.  
RLA 242629

## MORE DETAILS

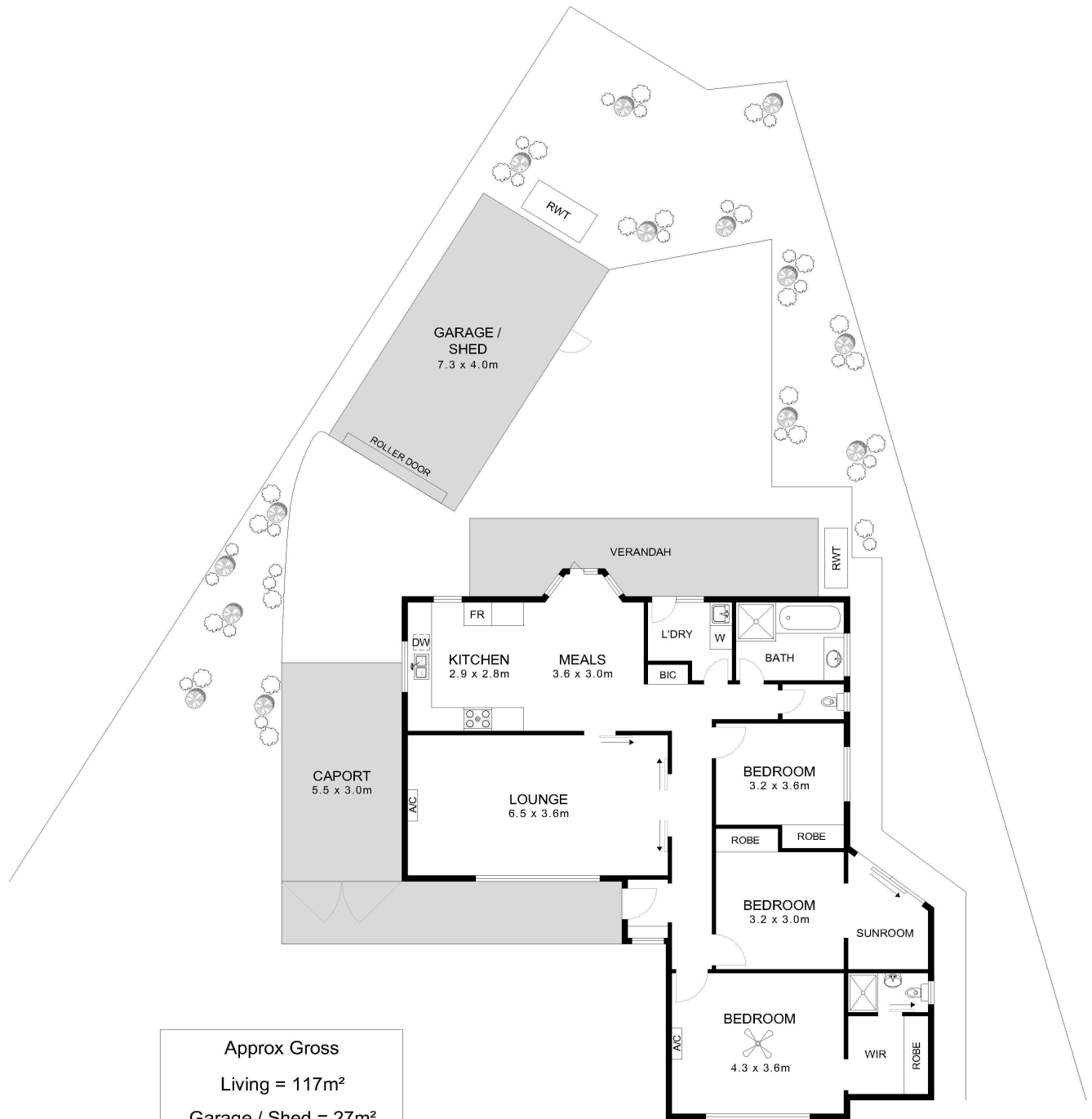
Property ID Y2UHDM  
Property Type House  
Land Area 766 m2  
Including Air Conditioning  
Close to Schools  
Close to Shops  
Close to Transport

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Approx Gross  
 Living = 117m<sup>2</sup>  
 Garage / Shed = 27m<sup>2</sup>  
 Carport = 17m<sup>2</sup>  
 Verandah = 16m<sup>2</sup>  
 Porch = 14m<sup>2</sup>  
 Total = 191m<sup>2</sup>

## 5 Hyde Place Christies Beach

For illustrative purposes only. All measurements are approximate.  
 Andrew Waters Photography

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