



4/29 Wootona Avenue, Christies Beach

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Coastal Lifestyle, Everyday Convenience

Looking for the perfect coastal retreat? This stylish two bedroom unit in a small group of 4, just steps from the sparkling Christies Beach foreshore, offers the ultimate seaside lifestyle. Enjoy the laid back charm of Port Noarlunga, with its vibrant dining scene and relaxed atmosphere, all right on your doorstep.

Whether you're a first home buyer, downsizer or savvy investor, this property delivers the perfect blend of comfort, convenience and beachside appeal.

Key Features;

- Prime Location - Only a short stroll to Christies Beach and minutes to Beach Road's cafes, boutique shops and local favourites.
- Modern Style - Freshly painted through out, light filled interiors, spacious kitchen and a generous master bedroom with built-in robes. The second bedroom is equally roomy
- Comfortable Living - Separate laundry, ample kitchen storage with space for a large fridge and split system air conditioning for year

FOR SALE
UNDER CONTRACT

AGENTS

Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

AGENCY

LJ Hooker Glenelg | Brighton
(08) 8294 6000

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.



round comfort.

- Outdoor Entertaining - Private courtyard, perfect for entertaining or relaxing, with space for greenery to create your own coastal sanctuary.

Your coastal lifestyle awaits - make it yours today at Christies Beach.

To submit an offer on this property visit this link:

<https://prop.ps/LLQiS0NTTQtj>

Property Details:

Council: City of Onkaparinga

Council Rates: \$1404.96 pa

SA Water: \$176.30 pq

Strata Fees: \$500 pq

House Size: 61 sqm (approx)

Year Built: 1972

Expected Rental Return: \$460 per week

For further information please contact Jarad Henry or Debbie Mundy.

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Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

MORE DETAILS

| | |
|---------------|--------|
| Property ID | Q6NGW0 |
| Property Type | Unit |
| House Size | 61 m2 |

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |

jarad@ljhglenelgbrighton.com.au

Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

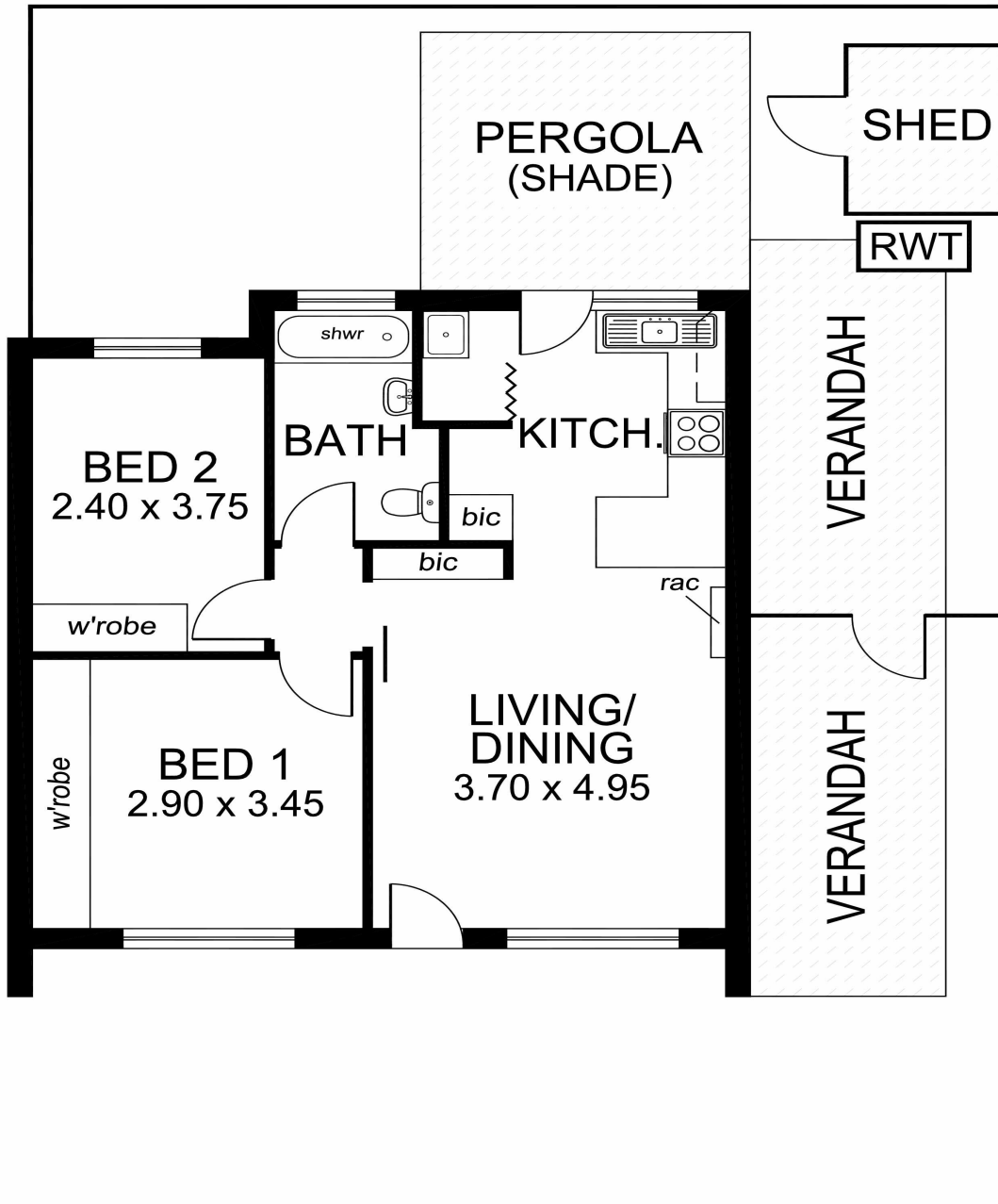
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76 Oaklands Road, SOMERTON PARK SA 5044

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← CAR PARK



| | |
|--------------------------------|------------------------------|
| TOTAL AREA: (Estimate only) | 61.93m ² /6.65sqs |
|--------------------------------|------------------------------|

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