



FOR SALE

POTENTIAL PLUS

Local @realty agent Shane Magor, proudly presents 36 George Parade Sellicks Beach FOR SALE.

With a load of potential this 1987 built large family home of approx. 226m² is situated on approx. 820m² allotment with beautiful views of the coastline down to Aldinga Beach and beyond.

Requiring only minor cosmetic improvements, a little bit of love and a coat of paint, this property will transform into the perfect affordable family home or investment property.

Previously tenanted for \$330 per week, this property would be ideal for the savvy investor or the perfect opportunity for first home buyers seeking a larger than average home at this price point.

Enjoy all the benefits of living in this amazing seaside location and being under an hour to the CBD following the completion of the Southern Expressway and recent road works at Aldinga.

This affordable option is a must see if you are a serious buyer.

Additional features include:

- Large open plan kitchen, dine and family
- Kitchen with significant bench top space and storage
- Main bedroom with walk in robe and ensuite
- Bedrooms 2, 3 and 4 all with built in robes
- Generous sized loungeroom with wood combustion heater
- Ducted cooling and ceiling fans throughout
- Rear undercover paved entertaining area
- Bathroom with full size bath and separate toilet
- Single width tripe length 3 vehicle long secure garage under main roof
- Backyard access through garage
- 6x4 shed with power
- Large rear lawn area
- Roller Shutters

Please call your local independent real estate professional on 0400 254 933 for additional information or to make arrangements to view this property and how you can win back your sales

4 BED | 2 BATH | 4 CAR

PRICE:

\$319,000 to \$332,000

OPEN FOR INSPECTION:

N/A



Shane Magor

0400254933

shanemagor@atrealty.com.au

www.bluedoorproperty.com.au

RLA: 269823

**NEW INTERNAL HOME IMAGES &
FLOOR PLAN TO BE UPLOADED SOON**



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.