



## FOR SALE

### DOWN SIZE OR INVEST

Local @realty agent Shane Magor, proudly presents 12A Ketch Court, Aldinga Beach FOR SALE.

Perfectly positioned on approx. 361m2 allotment in a quiet cul-de-sac and close to transport and amenities presents a great opportunity to down size or invest.

Built in 2005, this clever design has two living areas plus a rear entertaining ideal for relaxing and entertaining.

With an estimated rent potential estimated by Southern Residential & Commercial Management of approx. \$310 to \$320 per week.

Be quick to secure this gem as it has been priced for a quick sale.

Additional features include:

- Clever design with two separate lounge areas
- Open plan kitchen / meals / family
- Rear undercover entertaining area ideal for entertaining or relaxing
- Wall mounted heating / cooling unit in meals area with ceiling fans throughout
- Secure car park
- Rear secure courtyard
- Garden Shed

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 commission.

Shane Magor @realty  
- 67 Beach Road, Christies Beach SA 5165  
- PO Box 66, Sellicks Beach SA 5174

3 BED | 2 BATH | 1 CAR

PRICE:

\$300,000 to \$320,000

OPEN FOR INSPECTION:

N/A



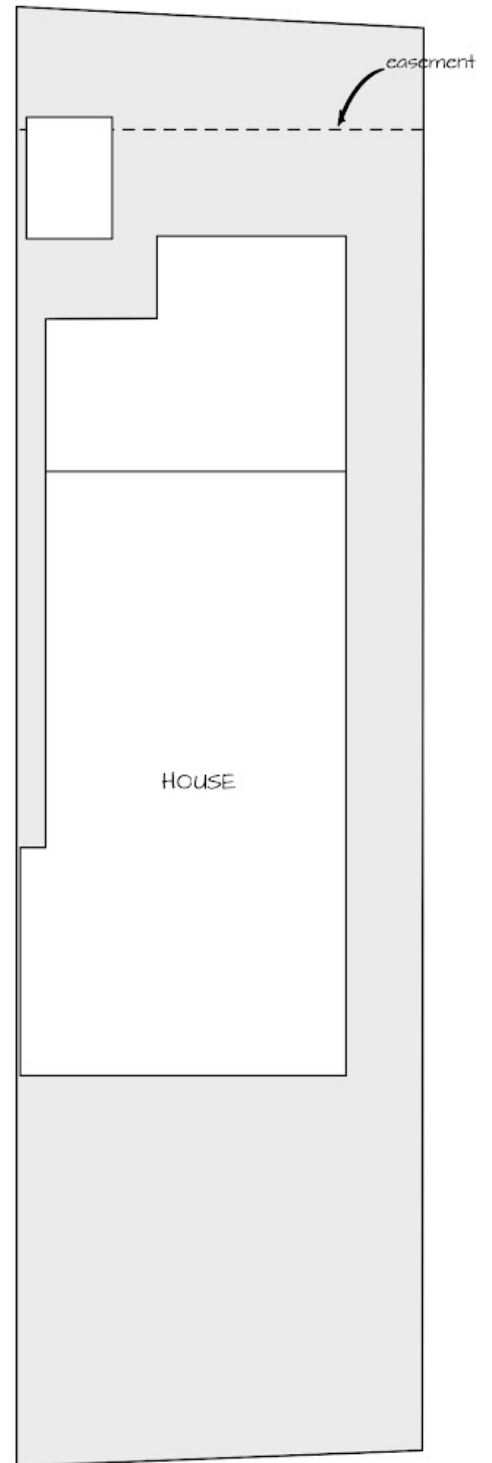
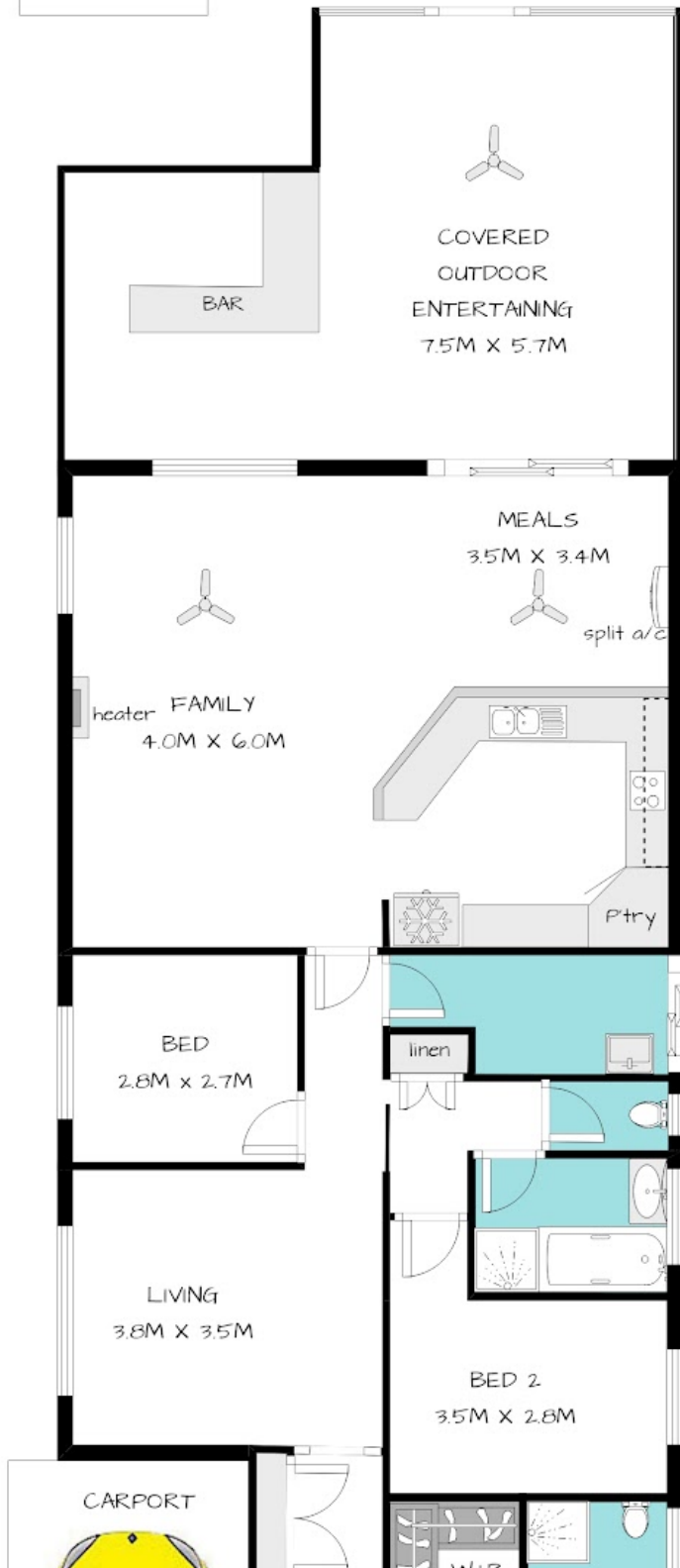
**Shane Magor**

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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.



whilst every care was taken, these measurements are approximate & therefore they cannot be relied upon

