



# FOR SALE

## 2 TITLES - 1 OPPORTUNITY

Local @realty agent Shane Magor, proudly presents 7-9 Tweed Lane, Sellicks Beach FOR SALE.

Being sold as one, this large holding of a combined 1326m2 has 2 existing titles offering many options for the savvy buyer / investor.

Land bank and retain both for the future, sell one to recover some costs offering positive cash flow for the other or sell both to make a profit. You have many options for this one depending on your own strategy and needs.

With amazing views overlooking Sellicks Beach, Aldinga Scrub and beyond, allotment 4 - #9 on approx. 650m2 allotment comes with a partially renovated house with an envirocycle waste water system while allotment 3 - #7 has the power supply and large 7.5m x 9.0m shed on approx. 676m2

With access from Tweed Lane off Stirling Avenue, the property is being sold as is partially renovated but full of potential and rustic charm only requiring a new owners time and vision.

Interested parties are asked to submit reasonable offers for consideration.

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

## 2 BED | 1 BATH | 2 CAR

### PRICE:

All Offers Considered

### OPEN FOR INSPECTION:

N/A



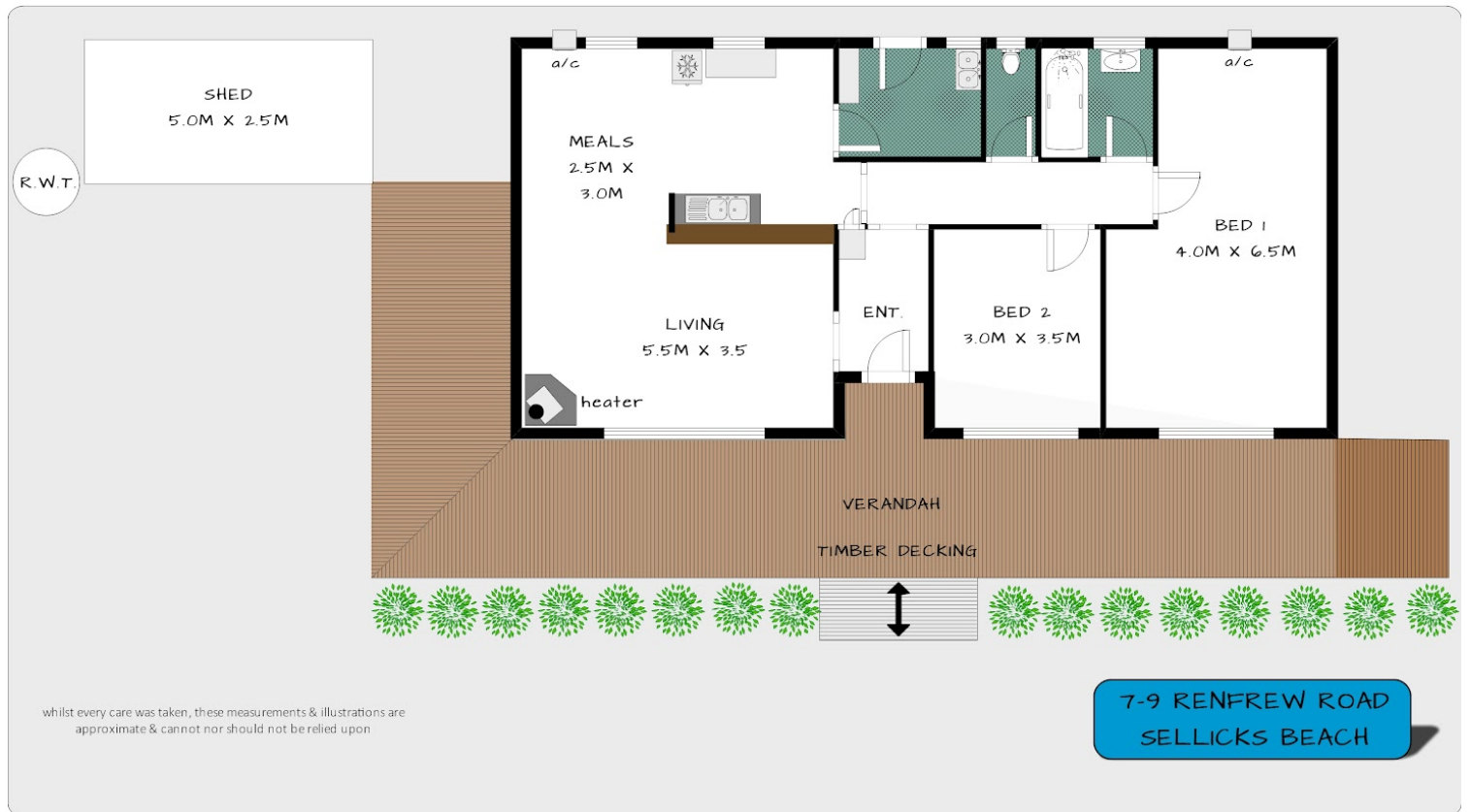
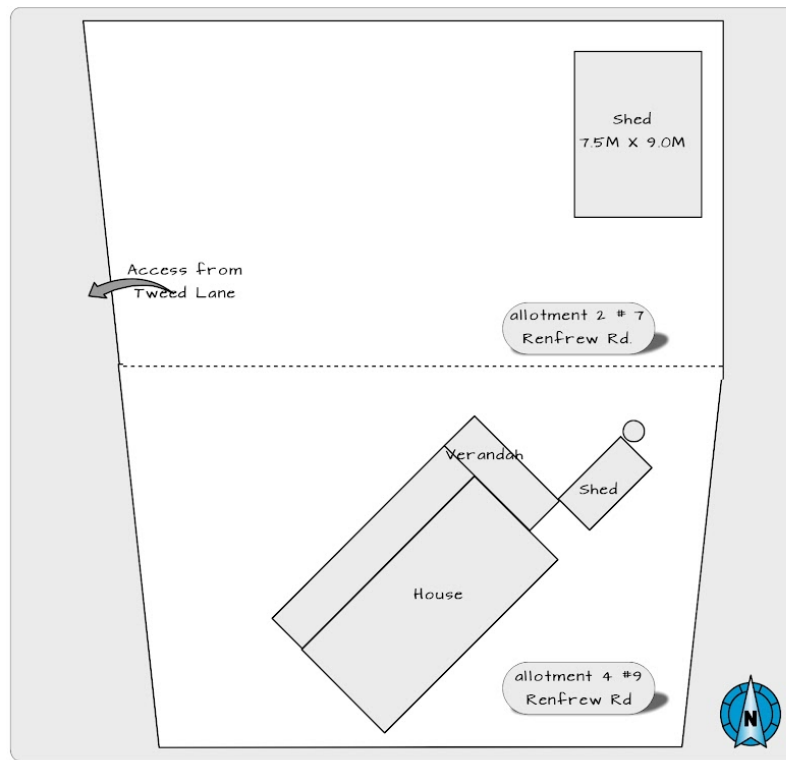
**Shane Magor**

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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.