1 STIRLING AVENUE **SELLICKS BEACH**

@realty

FOR SALE

AFFORDABLE OPPORTUNITY TO ENTER THE PROPERTY MARKET

Local @realty agent Shane Magor, proudly presents 1 Stirling Avenue, Sellicks Beach FOR SALE.

Look no further than this amazing opportunity to break into the property market as a first home buyer or as an affordable investment property.

Positioned on a large approx. 962m2 allotment the home is modest in size but big in potential. Built in 1992, the property requires some minor cosmetic enhancements and love but ticks all the boxes structurally.

Estimated rent potential by Southern Residential & Commercial Management of approx. $310 to $330 per week.

Secure now in the ever-popular Sellicks Beach area only 45 minutes to the city and 15 minutes to the Seaford train station. You will need to move quickly for this one as we are priced to sell…….

Additional features include:
• Modern kitchen with stainless steel electric oven and cook top with corner pantry
• Slate floors throughout living, kitchen & meals
• Wall mounted heating and cooling in kitchen / meals
• Wood fire combustion heater in meals area
• Large rear pitched roof pergola with shade cloth roof
• Large shed with power (no concrete floor)
• Front double gates with rear yard access and into shed

Please call your local independent real estate professional on 0400 254 933 for additional information or to make arrangements to view this property.

When you ring don't forget to ask about my $500 cash referral program and how you can win back your sales commission.

3 BED | 1 BATH | 3 CAR
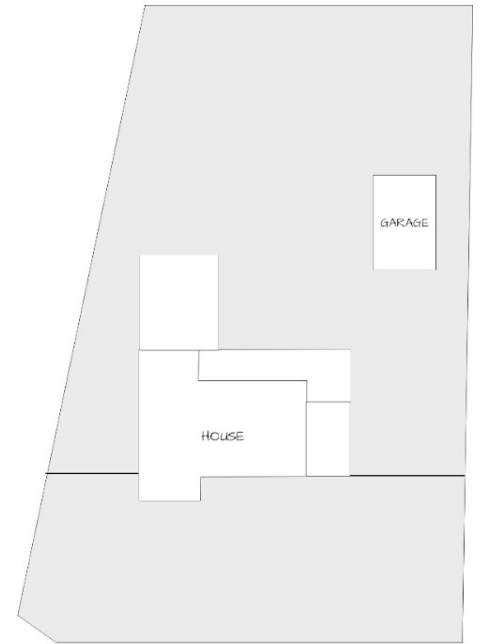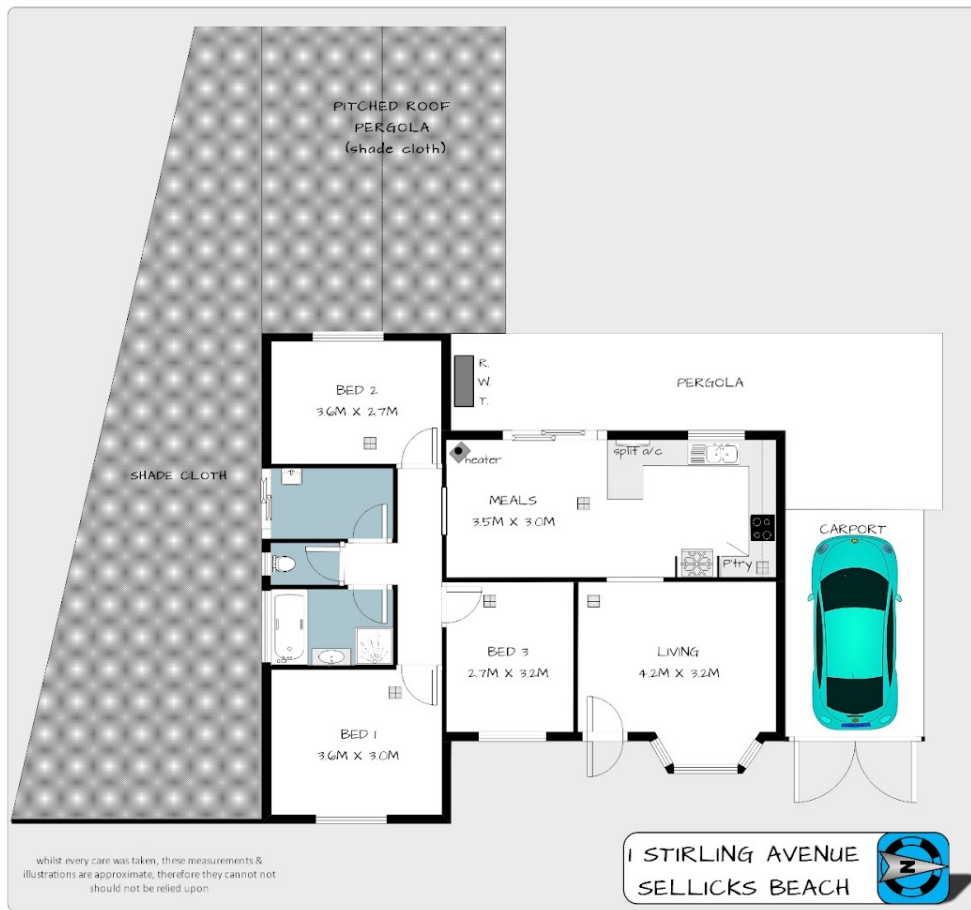
PRICE:
$259,000 to $280,000

OPEN FOR INSPECTION:
N/A

Shane Magor
0400254933
shanemagor@atrealty.com.au
www.bluedoorproperty.com.au
RLA: 269823

PITCHED ROOF
PERGOLA
(shade cloth)

SHADE CLOTH

BED 2
3.6M X 2.7M

R.
W.
T.

PERGOLA

heater

split a/c

MEALS
3.5M X 3.0M

CARPORT

P'try

BED 3
2.7M X 3.2M

LIVING
4.2M X 3.2M

BED 1
3.6M X 3.0M

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

1 STIRLING AVENUE
SELLICKS BEACH

N

GARAGE

HOUSE

Shane Magor
0400254933
shanemagor@atrealty.com.au
www.bluedoorproperty.com.au

@realty