



FOR SALE

DOWN SIZE OR INVEST

Local @realty agent Shane Magor, proudly presents 33 Omega Drive, Seaford Rise FOR SALE.

With a beautiful outlook adjacent a lovely park and at the end of a cul-de-sac, this property is the perfect opportunity for both down sizers or investors in this quiet and sought-after location.

Perfectly positioned close to public transport and amenities, the dwelling was constructed in 2004 and positioned on an approx. 300m2 allotment.

More than just a home, this property proudly boasts a stunning large deck and pergola at the rear of the property perfect for outdoor entertaining or relaxing.

With an estimated rent potential estimated by Southern Residential & Commercial Management of approx. \$330 per week.

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

Additional features include:

- Open plan living to the rear of the property overlooking the rear yard
- Galley style kitchen with gas cooktop and electric oven
- Three-way bathroom including a separate powder room, shower and bath and toilet
- Master bedroom with built in robe and ceiling fan
- Bedrooms two and three with ceiling fans
- Bedroom three with built in robe
- Wall mounted heating / cooling unit in meals area with ceiling fans throughout
- Gas Hot Water unit

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

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

3 BED | 1 BATH | 1 CAR

PRICE:
\$309,000

OPEN FOR INSPECTION:
N/A



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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.



99 OMEGA DRIVE
SEAFORD RISE



whilst every care was taken, these measurements & illustrations are
approximate, therefore they should not nor cannot be relied

upon