



FOR SALE

AFFORDABLE OPPORTUNITY AND PRICED TO SELL

Local @realty agent Shane Magor, proudly presents 22 Monaco Boulevard, 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. 900m2 allotment the property has an abundance of vehicle parking, garaging, workshops and sheds with dual vehicle access from both Justs Road and Monaco Boulevard.

Built in 1992, the tidy home consists of 3 bedrooms, L-shaped lounge and dining and separate bathroom, laundry and toilet which has recently been repainted.

Estimated rent potential by Southern Residential & Commercial Management of approx. \$310 to \$320 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.....

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

Thinking of selling and want to save around 20% to 30% in marketing and sales commission, please ring me to find out how.

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

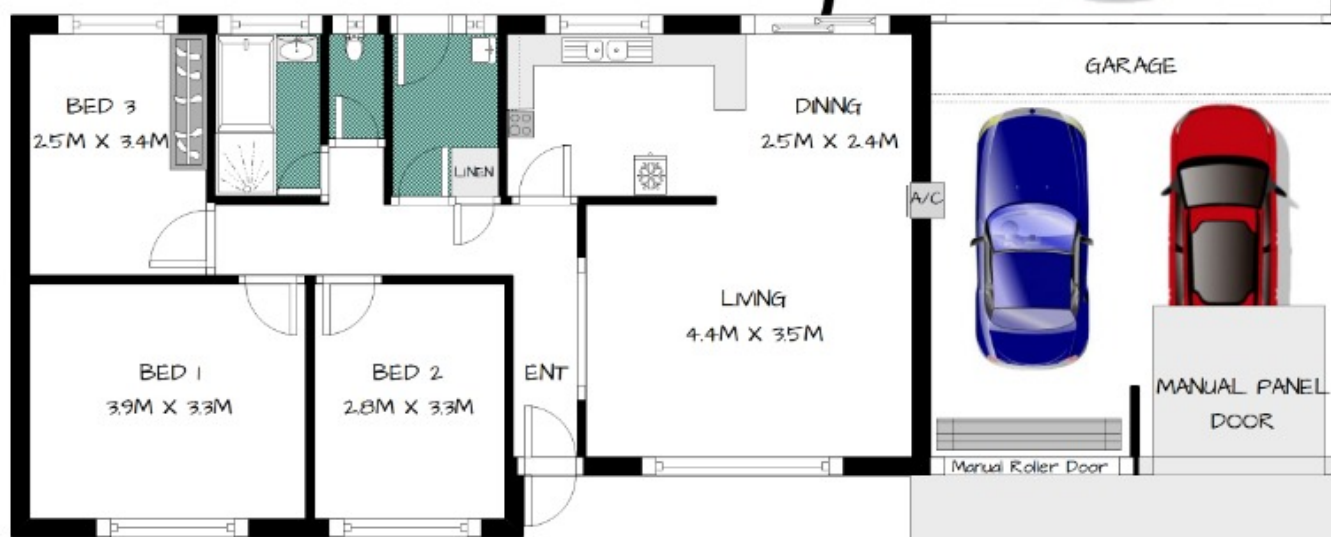
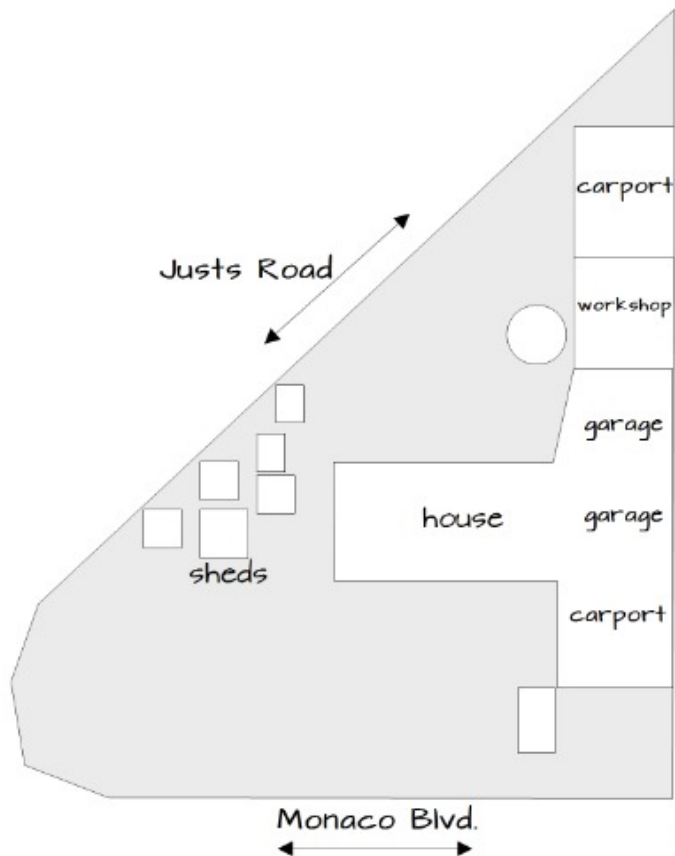
3 BED | 1 BATH | 6 CAR

PRICE:
\$279,000 to \$290,000

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.

22 MONACO BLVD.
SELICKS BEACH

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whilst every care was taken, the measurements and dimensions are approximate & must be considered as such for any purposes.

@realty