



FOR SALE

BUY THE HOUSE AND ALSO MAYBE THE BLOCK NEXT DOOR

Local @realty agent Shane Magor, proudly presents 3 Napier Place, Sellicks Beach FOR SALE.

Look no further than an affordable opportunity to break into the property market as a first home buyer or as an affordable investment property in the sought-after Sellicks Beach.

Positioned on approx. 817m2 allotment in a quiet cul-de-sac presents an opportunity to buy the house and possibly also the adjoining vacant allotment.

1 Napier Place being a vacant allotment on 800m2 combined with 3 Napier Place with the dwelling on approx. 817m2 presents an opportunity to secure approx. 1618m2 for future development or just for added space.

A little TLC and modernising may be required subject to your own taste but a great opportunity to create your own equity.

Estimated rent potential by Southern Residential & Commercial Management of approx. \$270 to \$280 per week.

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.

Need finance options for this purchase or just looking to check your current loan rate, contact Yellow Brick Road, Noarlunga Branch for all your lending requirements.

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

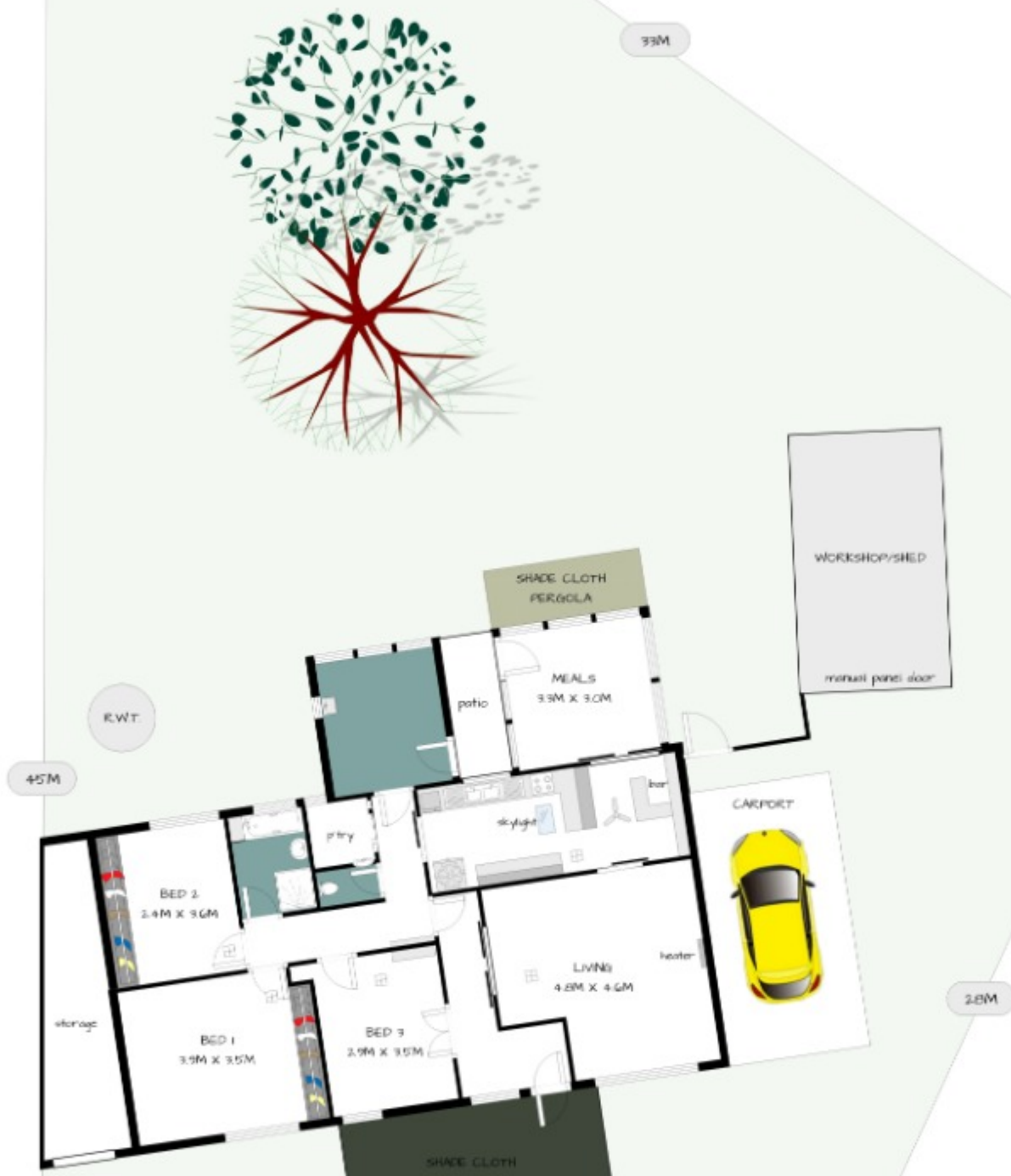
3 BED | 1 BATH | 2 CAR

PRICE:
\$235,000 to \$245,000

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.

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APPROXIMATE AREA
Living 19.1 Sq/M
Perclos 26.4 Sq/M

@realty

Whilst every care was taken, these measurements & illustrations are approximate & cannot be relied upon for any purpose

ISM

3 NAPIER PLACE
SELICKS BEACH

