



SOLD

SEASIDE LIVING ALL READY TO ENJOY

Local @realty agent Shane Magor, proudly presents 7 Bluewater Boulevard, Sellicks Beach FOR SALE.

Perfectly positioned only a short walk to the beach and adjacent reserve with amazing ocean and coastal views, this 2009 built home ticks all the boxes and would suit a range of buyers from permanent residents, commuters, investors, house upgraders or for your weekender near the beach.

Positioned on approx. 525m2 allotment, this fantastic opportunity in this popular seaside address is walk in ready with all the work done and to a very high standard. A credit to the owners, this property will provide many years of entertaining, fun and enjoyment.

Additional features include:

- Upstairs open plan main living with split system heating /cooling
- Kitchen complete with stainless steel appliances, dishwasher, filter tap and corner pantry unit
- Sliding door access to the timber balcony ideal for entertaining with a view
- Retractable external blinds on front balcony for added protection
- Upstairs master bedroom with walk in robe and balcony access
- Upstairs Toilet and shower
- Downstairs second living area with split system air conditioner
- Bedrooms 2, 3 & 4 are all downstairs serviced by the second toilet and bathroom
- Ceiling fans in lounge and master bedroom
- Rear Timber deck entertaining area undercover, leading to new extended colour bond framed veranda covering a heated Extreme Swim spa with Side Track Blinds on three sides providing privacy and all-weather swimming.
- Large lined Garden/Tool powered Shed with sinks on the side ideal for cleaning your fish
- Automatic roller door with drive through access to back yard
- Established low maintenance gardens with veggie patch
- 5kw – 16 panel solar system
- Electric hot water

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

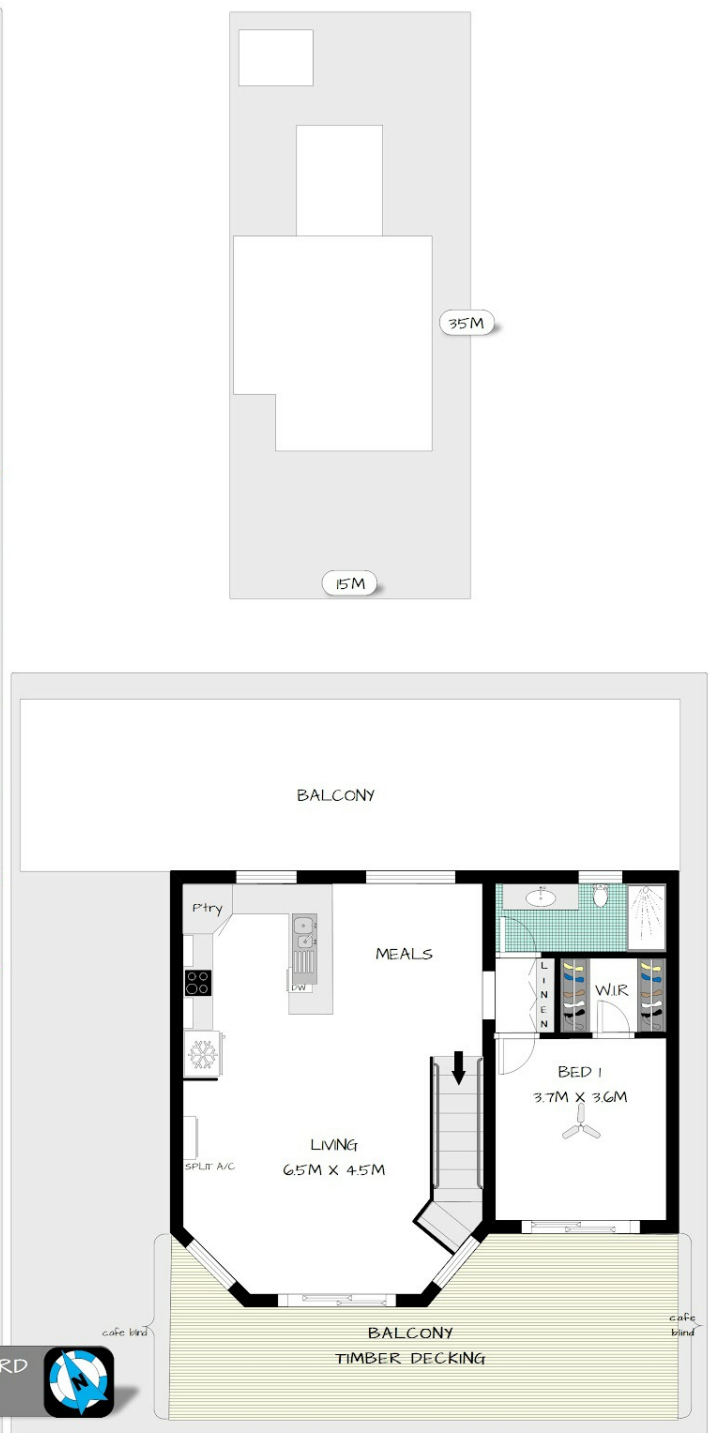
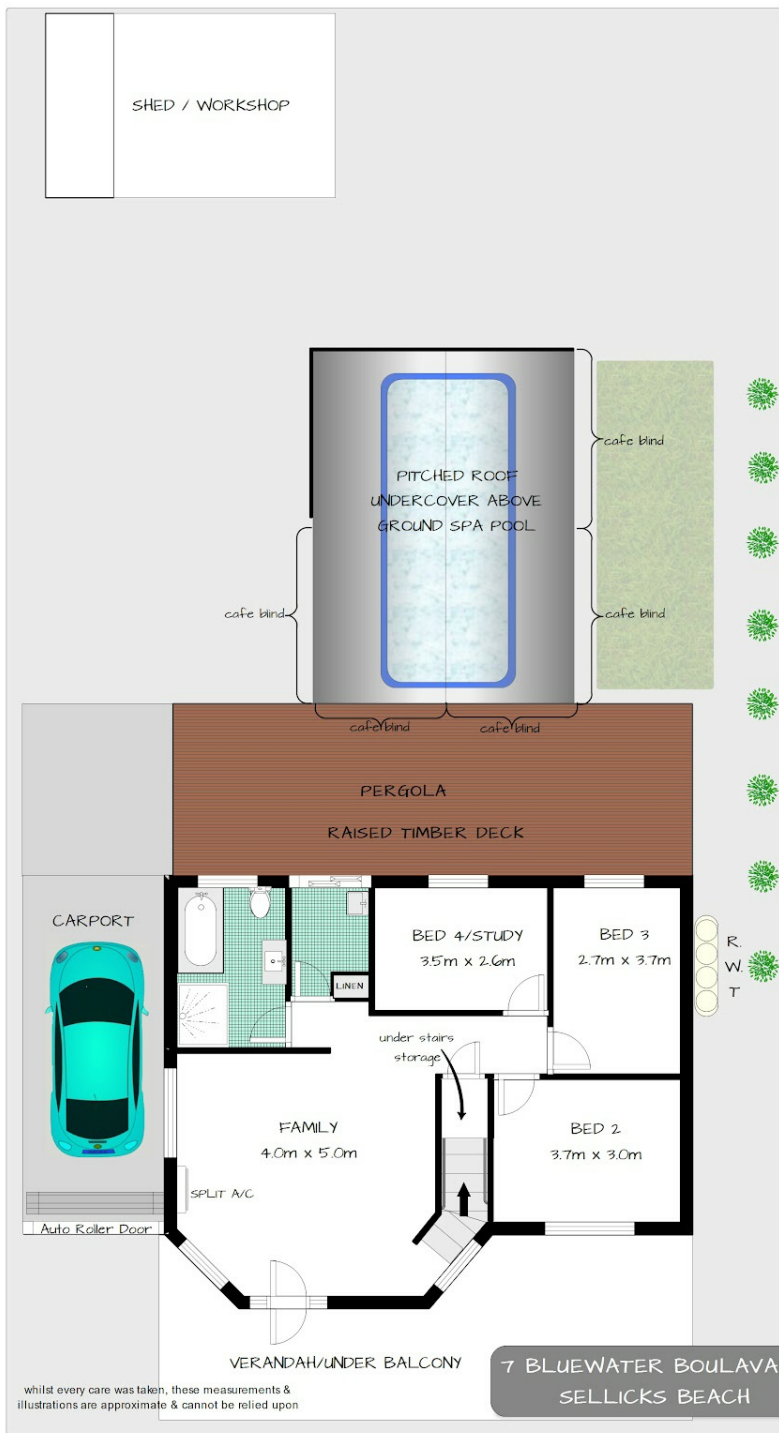
4 BED | 2 BATH | 3 CAR

PRICE:
\$485,000

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.