



## FOR SALE

### AFFORDABLE OPPORTUNITY TO OWN OR INVEST

Blue Door Property Sales | @realty agent Shane Magor, proudly presents 18 Crystal Harmony Court, Sellicks Beach FOR SALE.

Located in the Bluewater Estate on approx. 400m2 allotment presents an affordable opportunity to enter the real estate market as an owner occupier or investor in the ever-popular Sellicks Beach.

Built in 2009 by Divine Homes on the high side of the road to enable sea glimpses, this property is a rare find with 4 bedrooms and 2 bathrooms within this very affordable price bracket.

Recently repainted and with new flooring, this property requires no work with significant depreciation benefits remaining and attractive rental returns for potential investors.

Currently rented under a periodical agreement, the property can be sold either vacant possession or tenanted as the current long term tenant is eager to remain in the property should this be purchased for investment purposes.

An estimated rent potential by Blue Door Property Management of approx. \$360 to \$370 per week.

Additional features include:

- Open plan living from kitchen to meals / family
- Master bedroom with ensuite, built in robe and ceiling fan
- Bedroom two & four with built in robe
- Wall mounted heating / cooling unit in meals area
- New Gas Hot Water unit
- 2 car garage with gliderol automatic roller doors
- Safe access into home from garage
- Rear yard access through garage via manual lift roller door
- "Toro" digital dial controller watering system

Please call your local independent real estate professional on 0400 254 933 for additional

4 BED | 2 BATH | 2 CAR

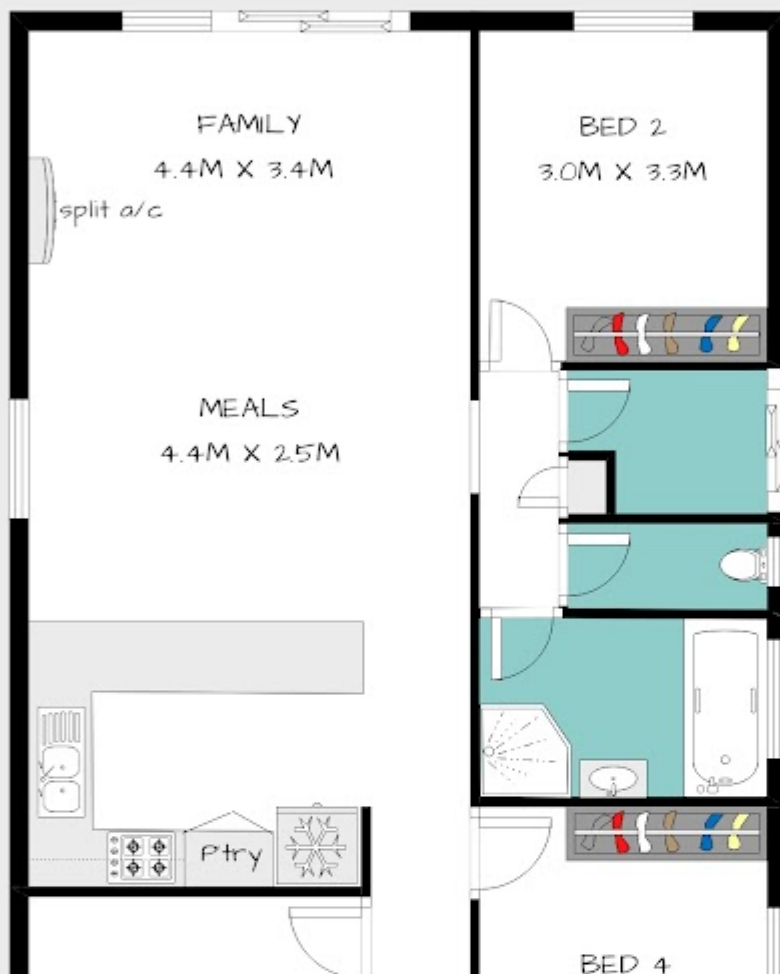
PRICE:  
\$320,000

OPEN FOR INSPECTION:  
N/A



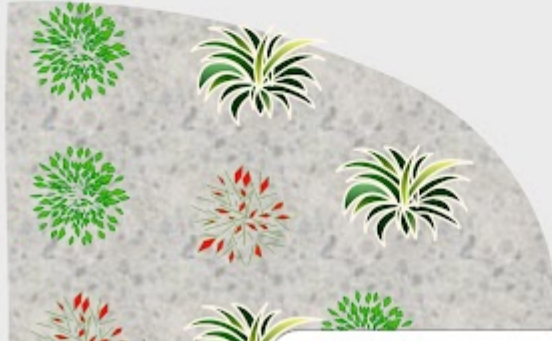
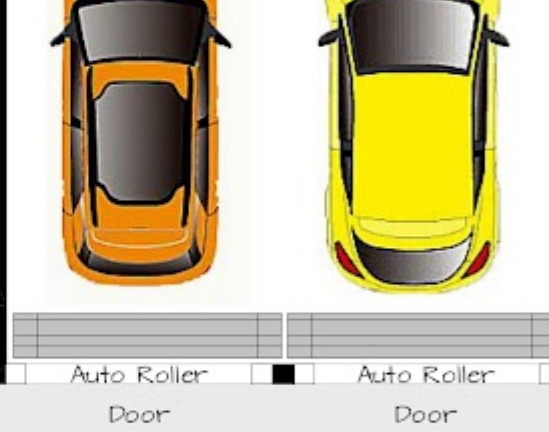
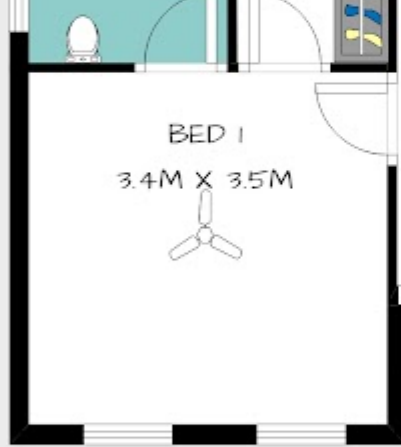
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12.5M



32m

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.



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

18 CRYSTAL HARMONY COURT  
SELICKS BEACH

