

**SOLD**

## AFFORDABLE HOME IN TRANQUIL SETTING AND SURROUNDS

Blue Door Property Sales | @realty agent Shane Magor, proudly presents 9 George Parade, Sellicks Beach FOR SALE.

Built in 1984 on approx. 680m2 allotment presents an outstanding opportunity to purchase a well maintained and loved property in the sought-after old survey section of Sellicks Beach.

With established and well-maintained low maintenance gardens, this is your opportunity to own a lovely first home or a walk-in ready investment property with an estimated rent potential from Blue Door Property Management of \$325 to \$335 per week.

Entertain or relax from the all-weather sheltered rear timber deck overlooking the safe and secure rear yard with a coastal view to Silver Sands & Aldinga Beach.

Additional features include:

- Modern kitchen and appliances
- Spacious main bathroom with amazing deep relaxing bath
- Master Bed with ensuite and walk in robe
- Wall mounted heating / cooling in kitchen / living
- Ceiling fans in living room and all 3 bedrooms
- Beautiful timber entertaining area
- 4m x 6m Garage with concrete floor & power
- Garden Shed

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.

Blue Door Property Sales | @realty  
- 67 Beach Road, Christies Beach SA 5165  
- PO Box 66, Sellicks Beach SA 5174

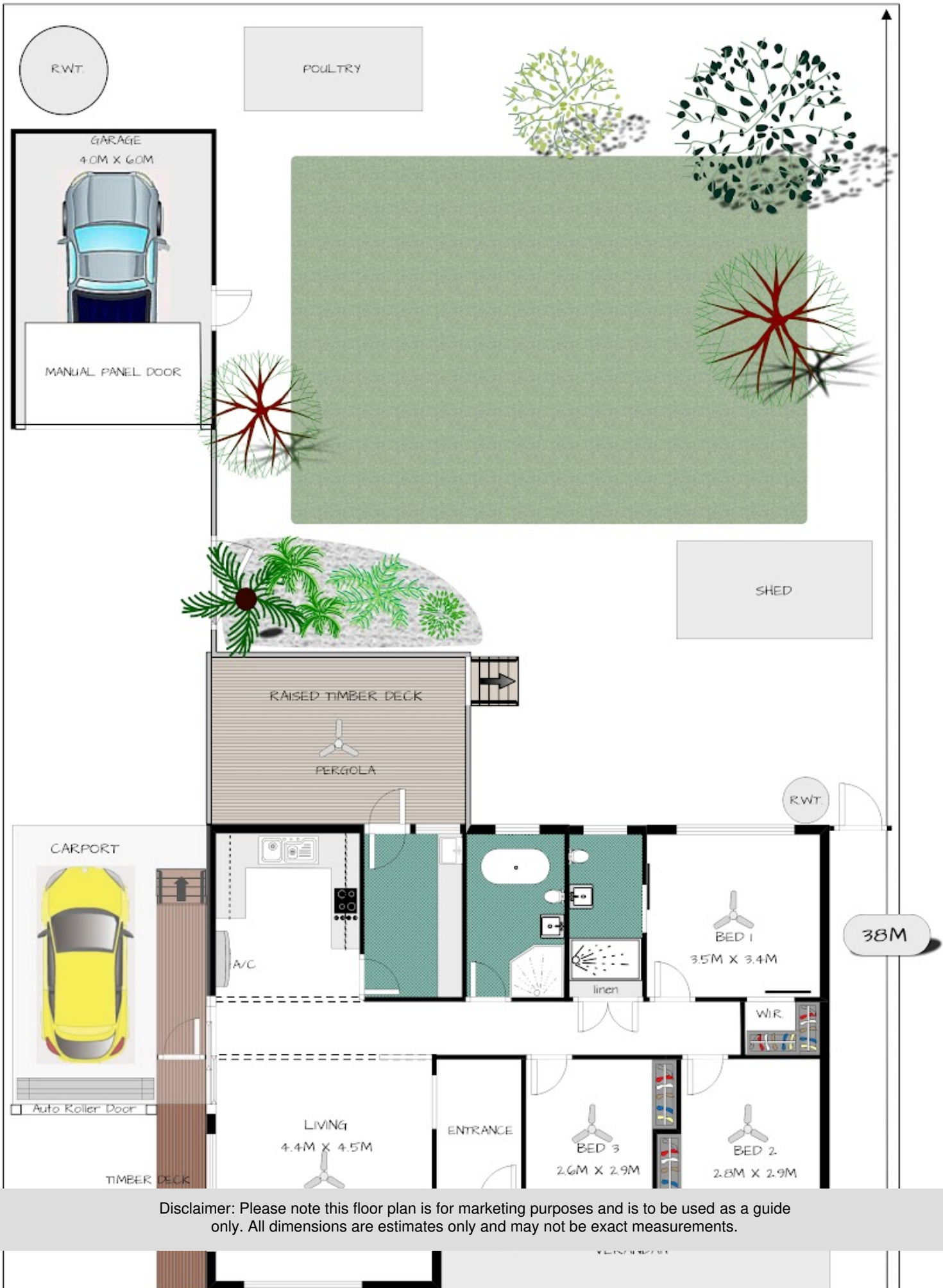
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$320,000

**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  
 House 225 ± sqm

House	99.5 Sq/M
Verandah	13.2 Sq/M
Pergola	18.5 Sq/M
Carport	23.0 Sq/M
TOTAL	154.2 Sq/M



9 GEORGE PARADE  
SELLICKS BEACH



18 M