



FOR SALE

A SURPRISE BEHIND A MODEST FACADE

Blue Door Property Sales | @realty agent Shane Magor, proudly presents 51 Alexander Street, Sellicks Beach FOR SALE.

NO SCHEDULED OPEN INSPECTIONS CAN BE ADVERTISED IN THE CURRENT ENVIRONMENT HOWEVER PRIVATE SHOWINGS TO FACILITATE SOCIAL DISTANCING IS ALLOWED - PLEASE CONTACT THE AGENT TO ARRANGE A VIEWING SHOULD YOU WISH TO INSPECT THE PROPERTY.

Set in the old survey area in the desirable lower 3rd near the beach is this rear surprise packet behind a and modest facade.

Originally built in 1961 and tastefully renovated and extended in 2009 to include a large family / living room and wrap around deck, this property presents as an affordable opportunity for a first home buyer, weekend getaway or as an investment property with a rent potential through Blue Door Property Management of \$325 to \$335 per week.

Set on a 720m2 allotment, the property is heavily vegetated at the rear but would have an amazing raised outlook of the rear yard with some heavy pruning and TLC.

The surprise of the large modern family / living room and wrap around deck and sense of architect design and something a little different is certainly worth the look.

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
- www.bluedoorproperty.com.au
- 67 Beach Road, Christies Beach SA 5165
- PO Box 66, Sellicks Beach SA 5174

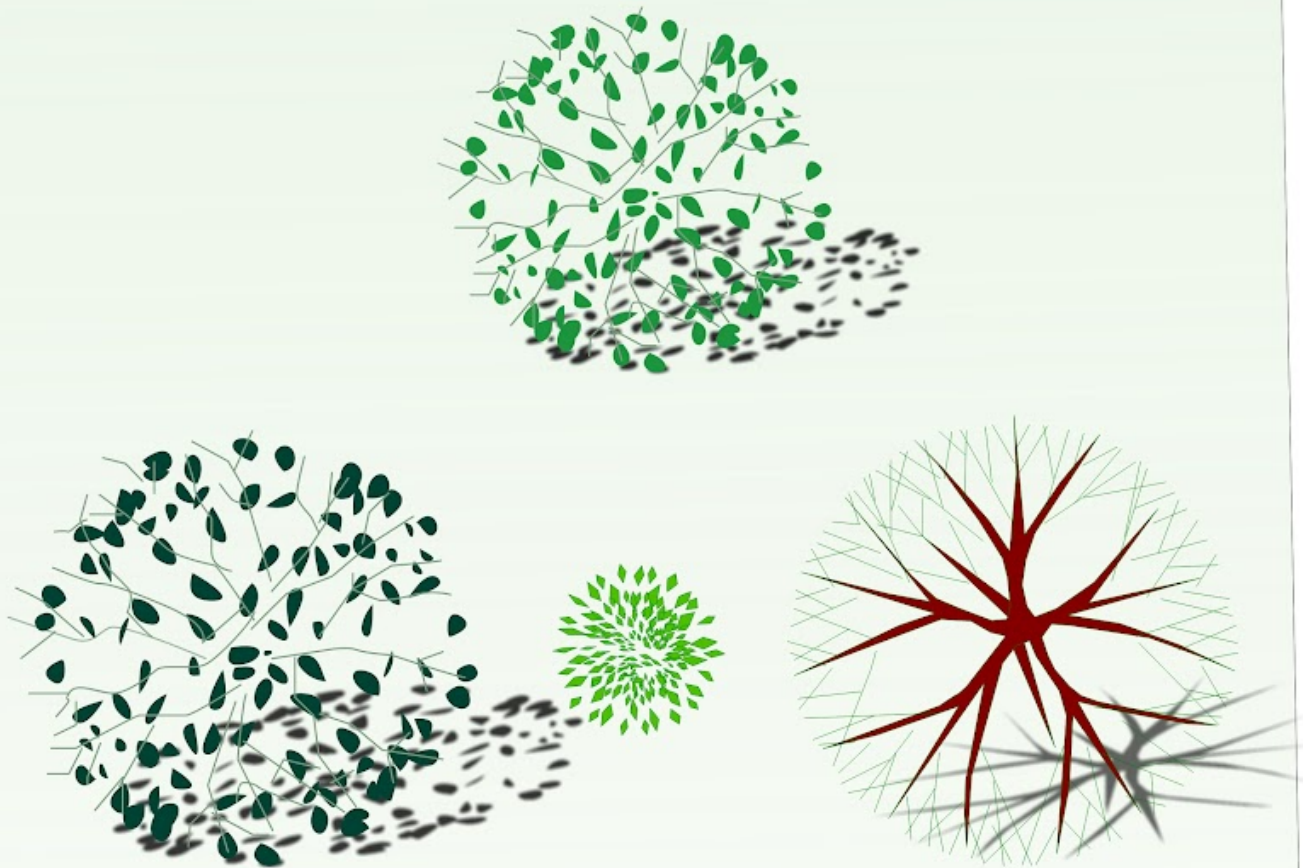
3 BED | 1 BATH | 2 CAR

PRICE:
\$340,000 to \$349,000

OPEN FOR INSPECTION:
N/A

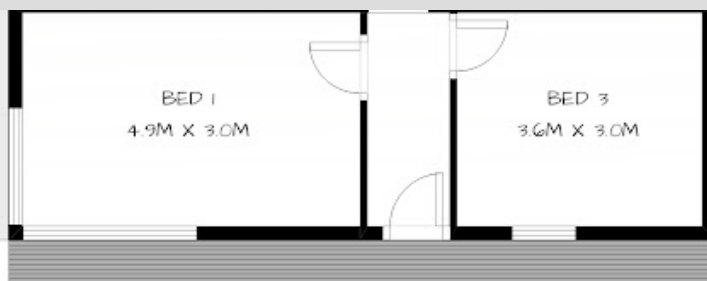


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Approximate Area

House	91.2 Sq/M
Timber Decking	71.2 Sq/M
Carport	32.3 Sq/M
TOTAL	194.7 Sq/M

Land Dimensions 19 x 38 Metres

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

RAISED TIMBER DECK



51 ALEXANDER STREET
SELICKS BEACH