

# 10 Sellicks Beach Road, Sellicks Beach, SA 5174



## Sold House

Tuesday, 27 February 2024

10 Sellicks Beach Road, Sellicks Beach, SA 5174

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 660 m2

Type: House



John Lewis  
0429130444



Nick van Vliet  
0416088556

**\$820,000**

Another property sold. Please contact Nick or John for all your property advice. Beachside bliss – renovated coastal retreat Perfectly positioned to enjoy sea views is this fantastic 3 bed, 2 bath home. Sited on approx. 660sqm, this parcel is located less than 300m from the Esplanade, and enjoys the feeling of space with no direct neighbours! The home has a great feel and could be the ultimate weekend escape, or call it home and enjoy the relaxed beachside vibe of Sellicks all year 'round.

**What We Love About The Property;**

**Indoors;**

- Enjoy sea views from the expansive North facing living room with double glazed windows and sliding door access to the front under cover decked area. This room is filled with natural light and charm from the raked high ceilings with exposed timbers
- Large dining room with plantation shutters adjacent the living room is perfect for dinner parties with family and friends
- Kitchen has a new electric oven and 5 burner gas stove with tiled splashback, pantry and large fridge space. Plantation shutters over the windows allow nice natural light through
- Expansive main bedroom enjoys feature lights, a walk-in 'robe and ensuite with shower, vanity and toilet
- Bedrooms 2 and 3 are both of good size and offer built-in 'robes and outdoor access from one room to the outdoor area
- Family bathroom has shower over bathtub and vanity
- Laundry has good amount of storage and a convenient second separate toilet

**Outdoors;**

- Relax on the front deck with a drink and watch the sky light up at sunset time. Zip track blinds are a nice feature to keep the wind out and warmth in on cooler days
- 7m x 3.5m raised timber deck, under cover outdoor entertaining area is a fantastic space to unwind and enjoy outdoor dinners. The views of the trees and birdlife in the reserve behind are lovely and offer privacy and serenity
- 6m x 4.6m workshop with concrete floor, power and lights
- Secure double gate entry for vehicles with carport and room to park a caravan or boat
- Nice lawned area and gardens in the rear yard for kids and pets to play
- Fully fenced property to keep kids and pets safe

**Services;**

- Mains power and water
- Ducted and zoned reverse cycle heating and cooling with touch screen control panel
- Aerobic style septic system
- 6.6KW Solar system
- NBN Internet
- Bottled gas

This property has been tastefully updated throughout to provide a very comfortable space to enjoy for a family, whilst offering some quintessential beach house charm. A 5-minute stroll will land you on the golden sands of Sellicks Beach, or enjoy the drive-on option if you prefer! Sellicks Beach has picture perfect postcard views, an idyllic beach for swimming, paddleboarding or boat launching and is on the doorstep to the world famous McLaren Vale wine region. The duplication of Main South Road is well under way and will only shorten travel times to the city that currently sit at around 1 hour. This property is ready to lease, live in or enjoy the ultimate weekend retreat. Come and check it out-you're gonna love it!

Certificate of Title - 5351/315  
Council - Onkaparinga  
Zoning - SN - Suburban Neighbourhood  
Year Built - 1960  
Land Size - 660m<sup>2</sup>  
Total Build area - 238m<sup>2</sup>  
Council Rates - \$2,058.28 pa  
SA Water Rates - \$74.20 pq  
Emergency Services Levy - \$151.30 pa

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