

# 19 Cannes Drive, Sellicks Beach, SA 5174

## House For Sale

Thursday, 16 November 2023

19 Cannes Drive, Sellicks Beach, SA 5174

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 780 m2**

**Type: House**



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**\$589,000 - \$629,000**

Constructed in 1984, this coastal home sits on a spacious corner plot of around 780 square metres. It's fully fenced and conveniently situated in a popular holiday destination. The house, originally designed as a holiday retreat, boasts four generous bedrooms with adaptable bedding arrangements and one bathroom. There's a roomy shed at the corner, making it easy to accommodate extra vehicles when family or friends decide to drop by for a visit. Additionally, you'll relish the elevated views of open farmland and the coastline, making it a dreamy location. The home is currently tenanted at \$440 per week until June 2024. The family living area at the back of the house offers beautiful sea views and features a split system reverse cycle air conditioner for climate control. It also grants direct access to a spacious rear deck, which offers breathtaking ocean and coastal views - an ideal spot for relaxation and bird-watching. The kitchen is conveniently located near the living area, providing ample countertop and cabinet space, with tiled flooring for easy maintenance. The remainder of the house features easy-to-clean wood grain look flooring, making it stress-free when the kids are playing in their rooms. The bedrooms are all accessible via the hallway, and one of them has a bay window, allowing in more natural light. The bathroom has a separate toilet, and the laundry offers additional storage with a triple-door cupboard and shelving. If you require shelter for your boat or caravan, there's a side verandah available as well. For those who enjoy DIY projects, there's a tool shed with workbenches, as well as a large shed with plumbing and power. The latter features a pull-up panel door and can be accessed from Sorento Avenue. The carport comfortably accommodates two cars and provides access to the backyard. There are numerous fruit trees and two rainwater tanks to keep the gardens lush throughout the year. This is your opportunity to experience country living in a coveted seaside location at an attractive price. The sea change you've been longing for is now within reach. Embrace all the benefits of the Fleurieu Peninsula.

**Main Features**

- Great sized corner allotment of approximately 780m<sup>2</sup>, fenced and located in a very popular holiday spot
- Built in 1984
- The home is currently tenanted at \$440 per week until June 2024
- 1 living area, flexible bed arrangements & 1 bathroom
- 8-minute walk to one of SA's best beaches
- Corner access with elevated views overlooking open space farmland - country living by the beach
- Long family living area with sea views and split system reverse cycle air conditioner for temperature control
- Easy-care flooring with a wood grain look and tiles
- Original kitchen in a tidy condition
- Tidy bathroom with separate toilet
- Laundry provides more storage with a triple door cupboard and shelving
- Updated large rear deck with amazing ocean and coastal views - a favorite spot for relaxation and listening to the birds
- Side verandah with enough roof height to shelter a boat or caravan
- Tool shed with benches
- Large, powered shed with corner access and pull up panel door
- Driveway access to carport which would comfortably fit 2 cars
- Access to the backyard from the car port
- Multiple fruit trees
- Large Rainwater tank plus smaller rainwater tank to keep the gardens lush all year round.

Property information: CT Ref: Volume 6109 / Folio 521  
Local Council: City of Onkaparinga  
Zoning: SN - Suburban Neighbourhood  
Council Rates: \$1486.89 per annum