

# Address available on request, Sellicks Beach, SA 5174

**DISTINCTIVE**  
HOMES

## House For Sale

Tuesday, 30 January 2024

Address available on request, Sellicks Beach, SA 5174

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1000 m2**

**Type: House**



Alesia Zhylyuk

0423465905

**H&L: 1,047,080\*\***

THERE'S SOMETHING VERY SPECIAL ABOUT SELLICKS BEACH! Located on Justs Road, 875 metres from the ocean's edge between Sellicks and Silver Sands Beaches, Sellicks provides the perfect opportunity to create the beachside home you've been dreaming of. Sellicks Beach is one of South Australia's most-loved seaside destinations; popular with locals and tourists for its spectacular scenery and safe waters. Unlock Your Dream Home with Distinctive Homes SA! Are you ready to turn your dream home into a reality? Look no further than Distinctive Homes, South Australia's premier custom home builder with over 35 years of experience.

**House and Land Packages: The Smart Choice** Our House and Land Packages empower you to build the home you've always envisioned on carefully selected plots in new areas and land estates. Imagine having the freedom to choose exactly what you want – from the layout to the finishes – all while enjoying the cost savings that come with a package deal. Did you know? Building with us can save you 25-30% compared to buying a ready-to-move property.

**Why Choose Distinctive Homes?** At Distinctive Homes, we understand that your home is a reflection of your unique lifestyle. That's why we pride ourselves on being more than just builders; we're creators of custom living spaces tailored to suit your individual needs. From personalized layouts to bespoke designs, we pay attention to every detail to ensure your home is distinctive, just like you.

**Custom Builder vs. Volume Builder: Why It Matters** Choosing a custom builder like Distinctive Homes means your home is not just a number on a list. We prioritize quality over quantity, providing the advantage of a personalized experience. Unlike large volume builders or interstate companies, we're locally based, ensuring that you receive the attention and care you deserve throughout the entire building process.

**Building in New Areas: The Future of Living** Discover the advantages of building in new areas and land estates. Thoughtfully designed with modern infrastructure, these spaces offer a fresh perspective on contemporary living. Secure your piece of the future with a Distinctive Homes House and Land Package. Your dream home is within reach – let Distinctive Homes bring it to life. Contact us today to explore our House and Land Packages in Adelaide, South Australia.

**Distinctive Homes - Crafting Dreams into Reality for Over 35 Years.** Key features of your new home:

- 2700 ceilings on both levels
- LED Downlights
- Ducted reverse cycle air conditioning
- Solar Panels and Battery Promotions (complimentary from Distinctive Homes)
- Three-Coat Deluxe Paint System for Walls (2700 Ceiling Height)
- Built-in Robes to all bedrooms
- R2.0 Insulation for Internal Walls
- Cupboards and Overhead Cupboards for Kitchen and Laundry
- Upgraded Kitchen Appliances
- Inclusion of Dishwasher and Rangehood
- Panel Lift Garage Door with Remote Control
- Generous Footing Allowance

**DISCLAIMER:** This design is subject to final approvals, including developer encumbrance approval. Additional conditions may apply.

- All photos and images are for illustrative purposes only and may depict upgrade options available from the Builder for an additional cost.
- The nominated price excludes features not supplied by the Builder, such as landscaping, retaining, fencing, external concreting, stormwater, solar, and decking. It does not include stamp duty, legal fees, or other costs incurred with the land purchase.
- The land is subject to availability and is not owned by Distinctive Homes.
- All plans relating to this proposal remain the exclusive property of Distinctive Homes. Reproduction of the whole or any part of these drawings without written permission is strictly prohibited under copyright laws.
- For further information and detailed pricing, please consult Alesia Zhylyuk at 0423 465 905.

Land selling by Prorealty - Licensed Land Agent : RLA 172 171 (RLA)