

**Lot 7, 23 Norman Victory Parade, Sellicks Beach, SA  
5174**



**Residential Land For Sale**

Thursday, 16 May 2024

Lot 7, 23 Norman Victory Parade, Sellicks Beach, SA 5174

Area: 696 m2

Type: Residential Land



Adrian Campbell

**\$365,000 to \$385,000**

This fabulous allotment of some 698sqm of priceless, rare earth, with no time limit to build, no easements or encumbrances, presents as the ideal super alternative for the astute, the sea change home builders dream from heaven, or the first home owners launch pad to life and it's all just a short two minute drive to the glorious fun of the sensational Southern suburb beaches! The magnificence of the coastline and all the sun, surf and fun to be had, is served up daily to those privileged enough to reside here and you can even drive right onto the beach itself! Build up and harness the stunning panoramic views across the plains. It's all you will ever need for a quality seaside lifestyle and then drift off to sleep, every single night, to the soothing sounds of crashing waves nearby! Build your paradise....right here....right now....and you don't even need a passport! Property prices in the region are spiralling in an upward trend due to the recent upgrading of the dual carriage highway linking the south to the Southern Expressway and more importantly, the coming of the Aldinga Beach Rail Extension A comfortable commute by train will get you to the Adelaide CBD in around thirty to forty minutes whilst driving is a similar trip depending on traffic conditions once you exit the wonderful Southern Expressway. The beautiful Aldinga Beach Conservation Park Walking Trails are just a few minutes drive to the north..... though a day at the local wineries will tempt....every day! Visiting the Aldinga Shopping Centre, just six minutes from your door and you will find choices of major supermarket shopping along with chemists, butchers, Post Office and any number of specialty stores to satisfy your spending urge. An endless array of cafes and fast food outlets including Subway and McDonalds are handy for the emergency snack attack rescue, whilst the Aldinga Beach Medical Centre, at the end of the adjoining street is handy indeed. Throw in, the all night On the Run, petrol station and you have 24 hour convenience. For the kids, the new Aldinga Beach Super School, catering to all levels is handy and the after school dips at the beach, with school mates, will be a treasure for them to remember forever. And it's just down the road! All the surf, sun and fun that the ocean brings....every day and home before the bathers have dried! Sensational!! The quiet position of the address itself, ensures a gorgeously tranquil lifestyle, played to the symphony of nearby crashing waves, adding to the virtual guarantee of booming capital growth whilst the astute would have already noted the popularity of this bursting, destination of choice! But be quick. The secret that is.....Sellicks Beach.....is well and truly out!