

**18 Plaza Avenue, Sellicks Beach, SA, 5174**



**House For Sale**

Sunday, 3 November 2024

**18 Plaza Avenue, Sellicks Beach, SA, 5174**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Mitch Portlock

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## **Private and secure 2-storey entertainer on a corner block with stunning ocean views!**

Nestled in the heart of the picturesque Sellicks Beach on a corner block and just a 10 minute walk to the perfect white sands this delightful 4 bedroom, 2 bathroom family home offers an inviting blend of comfort and modern convenience. With its spacious layout, this 2007 built is designed to accommodate both relaxed family living whilst being the ultimate entertainer.

An impressive weatherboard 2 storey facade with balcony and automated double panel lift door along with double side gates this home is the ultimate in lifestyle and versatility.

Entering the home the high vaulted ceilings and tiled flooring throughout instantly impresses you. Flow down the hall to the open plan Kitchen/Dining/Living space with views to the manicured rear yard. The kitchen boasts impressive features such as a freestanding 900mm stainless steel gas cooktop and oven, a dual drawer dishwasher, copious amounts of drawer and cupboard storage along with an island bench containing plenty of bench space, stainless steel double sink and breakfast bar seating area. The kitchen also contains a walk in pantry with handy internal 2-way garage access.

The downstairs area of the home also contains 2 large carpeted bedrooms with built in robes and a 4th bedroom/study to the rear. This is all serviced by a popular 3-way bathroom and laundry room with side access.

Head upstairs to the ultra impressive parents retreat with full length balcony across the front. A tranquil area to relax and enjoy one another's company while capturing views over the Sellicks/Silver Sands Beaches and the St Vincents Gulf. Fully carpeted upstairs containing a lounge area with access to the home's large main bedroom with walk in robe along with a spacious 2-way ensuite bathroom.

The home is kept comfortable all year round by 2 reverse cycle wall split units located upstairs and downstairs along with high quality fixtures and finishes.

Through sliding doors off the main living area you step out to the rear outdoor undercover entertaining area with ziptrak blinds installed for all year round comfort and entertaining. The low maintenance and manicured rear yard with a gazebo is perfect for families and pets whilst being fully fenced for safety and security. A 6m x 6m concrete floor powered shed/workshop with petitioned 6m x 2.9m rumpus area provides extra entertaining space and sits to the rear of the property.

The rear yard has side access capabilities which could provide extra off street access for trailers/caravans and the home is super versatile providing multiple living spaces for all your family needs.

Superbly located minutes from sensational eateries such as Ithaca Greek Restaurant, Silver Sands Beach Club and the famous Victory Hotel and one of our favourite wineries Berg Herring this location and home is worth some serious consideration...

For further information or assistance contact David 0402204841 or Mitch 0431418516 anytime...

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)