

**46 Hastings Avenue, Sellicks Beach, SA, 5174**

**HARRIS**

**House For Sale**

Thursday, 28 November 2024

46 Hastings Avenue, Sellicks Beach, SA, 5174

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Clinton Nguyen

## Escape to Coastal Comfort: Your Private Sellicks Retreat

Step into a sanctuary of serenity at 46 Hastings Avenue, Sellicks Beach. Built in 2004 by Rivergum Homes, this inviting home blends modern convenience with the timeless charm of coastal living. Just moments from some of South Australia's most stunning beaches, this is more than a house-it is your very own private retreat, perfectly suited to those seeking peace, beauty, and connection.

From the moment you ascend the stairs to the verandah, you feel a sense of calm wash over you. This floating deck haven is more than just an entryway - it is your personal escape. Whether you choose to savour a quiet morning coffee here, read a book basking in the beauty of your surroundings, or host lively gatherings with family and friends, this space will quickly become your favourite spot. The deck offers a seamless blend of indoor and outdoor living that takes full advantage of its tranquil setting.

This serenity flows into your open living space through its many large windows that capture picturesque views of your native yard and fill the space with natural light. Underfoot, the laminate timber floors add warmth and charm, while reverse-cycle air conditioning provides you with year-round comfort. Combining style and functionality, the kitchen features sleek Westinghouse appliances, durable laminate benchtops, a spacious pantry, and plentiful storage, making meal prep and entertaining effortless.

### More Thoughtful Details to Love:

- 3 spacious bedrooms, all with built-in mirrored robes, ceiling fans, and cosy carpeting.
- Adaptable fourth room to serve as an additional bedroom or rumpus room.
- Main bathroom with shower, enclosed bathtub, and toilet, plus a separate toilet added convenience.
- Filtered drinking water tap for added comfort and practicality.
- Energy-efficient features including solar panels and electric hot water system to keep bills in check.
- NBN-ready.
- Versatile grand outdoor shed with decking and glass sliding doors, ready to accommodate your storage, hobby, or lifestyle needs.
- 2-space carport for convenient parking.

Situated just 850m from the pristine sands of Sellicks Beach, the location is second to none. Whether you are exploring the nearby Cactus Canyon, visiting the stunning Silver Sands, or heading to the vibrant Aldinga precinct just minutes away, this home places you at the heart of some of South Australia's most beautiful coastal attractions. Not to mention, with the soon-to-be-completed upgrades to Main South Road, commuting to the Adelaide CBD or enjoying a day trip to McLaren Vale or Victor Harbor is easy.

Life sure does move at a gentler pace here at 46 Hastings Avenue. With its serene surroundings, modern comforts, and unparalleled proximity to the coast, this home invites you to embrace a lifestyle of relaxation and beauty. So, don't miss the chance to make this retreat your own and come discover the charm of Sellicks Beach living today.

### Specifications:

CT / 5506/345

Council / Onkaparinga

Zoning / SN

Built / 2005

Land / 730m<sup>2</sup> (approx)

Council Rates / \$1,681.39pa

Emergency Services Levy / \$118.05pa

SA Water / \$78.60pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Aldinga Payinthe College, Aldinga Beach P.S, Myponga P.S, Seaford Rise P.S, Yankalilla Area School, Mount Compass Area School

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