

# Fleurieu For Sale

Vol. 1, No. 6

April, 2013

## Enjoying the country life



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# The 'wow' factor in heart of Elliot



**P**resenting an exceptional opportunity to live for today and invest for tomorrow. May we take you to 20 Frenchman Drive, Port Elliot.

It's a fabulous coastal location – just a two-minute walk from the town centre and in one of the most highly sought spots along our spectacular coastline. And the property comes with a very realistic purchase price from \$595K-\$615K.

This feature-packed and very comfortable semi-rural two-story property needs to be on your "must inspect" list.

It offers a substantial 2-3-4 bedrooms with a floor plan that's flexible to cater for groups of all different shapes and sizes. Ideal as a rural family retreat, this property boasts two large internal living areas – one upstairs, the other down. It has two bedrooms downstairs including a huge master bedroom + personal sunroom + en-suite + walk-through robe.

Wow!

Adding to the delight is a second sunroom that opens into the sizeable formal dining room with hard-wearing slate floors making this area ideal when entertaining family and friends. There is an impressive "chef's kitchen" with wide benches and loads of cupboard space, and combination gas/electric appliances including a dishwasher. Again, ideal for all the family catering needs.

An attractive full timber staircase leads to the family room with its own privately-covered balcony offering elevated glimpses of the ocean to the beautiful Basham Beach over the tops of the trees.

With its own bar and separate upstairs bathroom, this top storey space is ideal – or it could be an alternative to the current master bedroom for those looking to secure those wonderful elevated views.

The options continue... an enchanting partially-enclosed outdoor entertaining area is



**NEW LISTING**

**20 Frenchman Drive  
Port Elliot**

**Price guide: \$595,000 -  
\$615,000 NEW PRICE!**

**Agent: Peter O'Brien  
0439 807 035**

fabulous for all-weather living and supports an additional fully-enclosed paved outdoor room with sliding doors and windows to support a spa, or it can act as another bedroom or provide a secure play/rumpus area for the kids. You can decide!

This lovely home is set on a generous approx. 7303 sqm rural living allotment with a variety of supporting shedding options to deal with the biggest of vehicles to the smallest, and everything in between. The property is fully fenced with a variety of separate/secure lots including a chicken run, rain water tank, and an enviro-cycle grey water system.

There are plenty of other features, making it ideal for the family. This property is well worth a look and would be ideal for mature couples or those looking for property with space and seclusion.



**The local team that cares - and you can trust!**



The LJ Hooker team (from left)  
Carol Rutland (administration),  
Belinda Williams (property consultant),  
Andrea Harris (property manager/administration),  
Jo Holden (director/property manager),  
Aaron Campbell (property consultant),  
and Peter O'Brien (director/sales).



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### Port Elliot

20 Frenchman Drive  
**Fabulous Location! New Price!**  
Semi-rural property on approx 7303sqm, 2 mins walk from town!  
Flexible/ Substantial home with Ocean glimpses from balcony, impressive chef's kitchen & garaging galore!

**For Sale** \$595,000 - \$615,000  
**View** Inspection by Appointment  
**Peter O'Brien** 0439 807 035  
**Goolwa** 8555 1785 RLA 227137



4 2 4

### Goolwa North

4 Murray Street  
**Big, Bold and Beautiful!**  
'Spacious, roomy & well organised' 4 bedroom home. Metres from the edge of the Murray! Multiple living areas inside & out, S/S A/C, solar power + solar HWS. Move in & enjoy!

**For Sale** \$465,000 - \$475,000  
**View** Inspection by Appointment  
**Peter O'Brien** 0439 807 035  
**Goolwa** 8555 1785 RLA 227137



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### Goolwa North

7/34 Noble Avenue  
**Minutes walk from Rivers Edge!**  
Ideal as an investment or perfect for first home buyers! Recently renovated "Neat as a pin" 2 bed/1 bath Unit, open plan living, S/S A/C, single bay carport with auto-lift roller door + secure low maintenance rear yard!

**For Sale** \$210,000 - \$220,000  
**View** Inspection by Appointment  
**Peter O'Brien** 0439 807 035  
**Goolwa** 8555 1785 RLA 227137



3 2 3

### Hindmarsh Island

182 Excelsior Parade  
**One in a Million! Style & Flair!**  
Featuring quality & attention to detail! Exquisite front /rear elevated views over the waterways! 4 separate levels with 3 living spaces & 2 outdoor entertaining areas! A must See!

**For Sale** \$475,000 - \$495,000  
**View** Inspection by Appointment  
**Peter O'Brien** 0439 807 035  
**Goolwa** 8555 1785 RLA 227137



2 1 1

### Goolwa

3 Seachange Village  
**'Surprisingly Spacious'**  
Well presented 'Mawson' design retirement unit in ideal central position. Covered rear entertaining deck with ramp & blinds to keep out the sun/ wind, S/S A/C & BIR's A must see!

**For Sale** \$199,000  
**View** By Appointment  
**Aaron Campbell** 0425 426 614  
**Goolwa** 8555 1785 RLA 227137



4 2 4

### Goolwa North

11 Alison Avenue  
**"Bold and Beautiful!"**  
Quiet idyllic location, a few metres walk from the River! Attractive modern living with 4 bed/2 bath + study + x3 family living areas, bar room with an upstairs lounge Great room sizes with BIR, fans & S/S A/C, Great garaging!

**For Sale** \$435,000  
**View** Inspection by Appointment  
**Peter O'Brien** 0439 807 035  
**Goolwa** 8555 1785 RLA 227137



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### Goolwa South

19 Shepherd Avenue  
**Affordable weekender!**  
Functional and quirky home with glass sliding entrance doors into the tiled open plan living. Featuring 3 tiled bedrooms and plenty of room to park your boat / jet skis and caravans.

**For Sale** \$220,000  
**View** Inspection by Appointment  
**Aaron Campbell** 0425 426 614  
**Goolwa** 8555 1785 RLA 227137



4 1 2

### Middleton

14 Dover Road  
**Awesome Ocean Views!**  
Cleverly designed to 'maximise those views', 4 bdrm/1 bath, up-stairs o/p living areas. Large approx. 760sqm allotment provides loads of space for parking. All Offers Considered!

**For Sale** \$639,000 - \$649,000  
**View** By Appointment  
**Peter O'Brien** 0439 807 035  
**Goolwa** 8555 1785 RLA 227137





**ADJACENT ON CORNER!**

## AUCTION

**Lot 91 & 92 Wellington Ave, SELICKS BEACH**

**AUCTION April 21, 11.30am**

Great opportunity! One street from the Esplanade with magnificent sea views, 2 allotments over almost 1700m<sup>2</sup> on a corner. Both are being auctioned consecutively - you may purchase one or both of these beautifully located properties. There is a funky 3 bed holiday home with polished wooden floors & decking on 2 sides on one allotment & the other is vacant. The current views are brilliant, build a two story & the view is panoramic. Rare offering for Sellicks Beach for a substantial home on a large holding, future development or two great sites in this elevated position by the sea.



### Virgo Parade, SELICKS BEACH

Beautiful contemporary home set on 640m<sup>2</sup>. Indoor living area perfect for entertaining. Landscaped, fully reticulated garden with mainly Australian natives + solar panels. Extra entrance ideal for caravan/boat & dble garage. Within a short walk of the beach. Why build when all the hard work is done? **\$315,000 - \$345,000**

**FIRST HOME BUYERS GOVT GRANT \$23,500 AND ANYONE WHO BUILDS \$8,500. SECURE YOUR LAND TODAY.**

## LAND!

### Aldinga Beach

3 Croser Ave. 346m<sup>2</sup> (approx) \$135,000-\$149,000

### Aldinga Beach

16 McDonald Ave. 300m<sup>2</sup> (approx) \$145,000-\$150,000

### Sellicks Beach

13 Dunrossil Ave. 696m<sup>2</sup> (approx) \$145,000-\$150,000

**CALL JIM CONNERY 0404 333 426 FOR DETAILS - RAY WHITE ALDINGA 8557 6600**

## Watch for these **NEW** listings on our website

**37 Kipsy Street, Aldinga Beach: 5 bedrooms**

**16 Vernon Crescent, Maslin Beach: two-storey, sea views**

**7 Mitchell Street, Maslin Beach: two-storey, sea views**

**22 Basin Street, Aldinga Beach: Sunday Estate**

**13 Walsh Street, Aldinga Beach: Huge entertainment area**



### 10 Kipsy Lane, ALDINGA BEACH

Large 4 bed home with 2 separate living areas, & an undercover outdoor entertaining area. Double garage accessed from rear of property, workshop/studio, close to the beach in the heart of the prestigious Sunday Estate known for well maintained parks and right on the edge of Aldinga Scrub. **\$385,000 - \$399,000**



### 4 Sienna Court, ALDINGA BEACH

Attractive home with 3 bedrooms (master WIR & ensuite) & 2 bathrooms. Kitchen overlooks tiled living area. Outdoor landscaped at front and lawn area for children & a paved outdoor area. Double garage under main roof great for car storage, close to schools, shops & transport. Ideal investment. **\$295,000 - \$320,000**



### 49 Valley View Dr McLAREN VALE

4-bed + study home with ensuite/ corner spa, walk-in robe to the master, combustion heater, solar power, ducted cooling, landscaped gardens & a paved under-cover outdoor entertaining area. Double shed with concreted floor & power. Now leased \$410 per week - ideal investment or home. **\$440,000 - \$459,000**



### 52 Kestral Terrace, ALDINGA BEACH

Nestled just one street back from the beach, this is a 3-bed place you'll love. Spacious open plan living, raised deck & natural outlook. An ideal artist's retreat with a separate studio **\$375,000 - \$385,000**