

Fleurieu For Sale

Vol. 1, No. 7

May, 2013

Ray White's stylish townhouse in heart of Old Noarlunga



LJ Hooker's luxury estate living in a riverfront paradise
Lauraine Burrowes more urban and residential splendor

Local people, expert advice.

- Lowest standard variable rate of the majors for three years running
- \$0 early exit fee
- Up to 0.70% p.a. discount

Contact Marilyn Connor 8555 8000 or come in and see the staff at
NAB Victor Harbor, 27 Torrens Street about a deal today.





**Marketing your
home with a
difference!
Free appraisals**

**Lauraine Burrowes
0427394156**

Lauraine

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Mount Barker... brilliant!



Aldgate... what an exotic garden!



Stirling, 5 Spencer St... so nice



Mount Barker... impressive and



Stirling, 12 Oakbank St... absolutely charming



Mount Barker... sheer class around

www.lbre.com.au URBAN HAHNDORF office selling

Burrowes

REAL ESTATE

Successful family,
non-franchise
Agency offering
excellent packages!



Nina Bidgood
0419 201 600



and executive living at its finest



Balhannah... 5-acre dam anyone?



Hahndorf, 169 River Road



Hahndorf, 169 River Road



and the corner!



Hahndorf, 169 River Road... a distinctive blaze of beauty

ing throughout SA attracting clients **WORLD WIDE!**

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Shop 6, Old Coach Rd, Aldinga



3 Virgo Pde, SELICKS BEACH

Beautiful contemporary home set on 640m² with wide entrance hall, high ceilings & plenty of style. Indoor living area integrates well with the decking that wraps around the living area. Australian natives in well designed landscape. Extra entrance perfect for a caravan/boat. Double garage under main roof; 2.7 high ceilings. Close to beach. **\$315,000-\$345,000**



10 Kipsy St, ALDINGA BEACH

Surprisingly large, 4 bedroom home, 2 separate living areas & a great undercover outdoor entertaining area. Double garage car accommodation with access from rear. Workshop/studio. Close to beach. Environmental sustainability built home s - up to 5 star energy rating, Solar hot water - gas boosted. **\$375,000 - \$390,000**



37 Kipsy Street, ALDINGA BEACH

Designed for large family with 5 bedrooms and two separate living areas. Breakfast bar and huge walk-in pantry in the kitchen adjoining a dining room. Separate theatre/games room away from main living area. Ducted heating-cooling & solar. Short walk to beach and Aldinga Scrub. **\$395,000 - \$420,000**



15 Allen Street, OLD NOARLUNGA

Stylish townhouse in quiet cul-de-sac; great views, ideal for investors, first-home buyers or small family. Three bedrooms, with BIR's, contemporary kitchen, open plan family/dining area, sep formal lounge, family bathroom, auto lock-up garage, beautifully landscaped close to coastline. **\$280,000 - \$305,000**

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

LAND!

Aldinga Beach

3 Croser Ave. 346m² (approx) \$135,000-\$149,000

Aldinga Beach

16 McDonald Ave. 300m² (approx) \$145,000-\$150,000

Sellicks Beach

Lot 92 Wellington Ave. 828m² (approx) \$175,000-\$195,000

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



AUCTION May 18, 3.30pm on site

7 Mitchell St, MASLIN BEACH

For permanent lifestyle or holiday luxury, this home is a surprise package. Split-level living with 3 levels & 3 bedrooms. Designed for comfort and style with balcony Roomy back garden perfect for boat or caravan, dble garage, plus office/workshop/studio downstairs. Must see.



122 Basin Street, ALDINGA BEACH

Part of delightful Sunday Estate. Approx 4-y-o home with plenty of space, modern decor, 4 big bedrooms, master with ensuite, open plan kitchen & dining opening to living area. Separate formal living room. Outdoor entertainment area, landscaped gardens & double garage. **\$395,000 - \$420,000**



49 Valley View Drive, McLAREN VALE

A marvellous home.. 4 good-sized bedrooms + study; ensuite with a corner spa & walk-in robe to the master & built-in robes to bedrooms 3 & 4. Landscaped gardens and paved under-cover outdoor entertaining area. Double shed, solar power. Currently leased at \$410 p.w. **\$420,000 - \$440,000**



13 Walsh St, ALDINGA BEACH

Surprisingly expansive; 4 bedroom, 2 bathroom with tasteful decor. Separate living area at with bar to undercover, outdoor entertaining, 2nd master bedroom with a 5-star bathroom with spa. Modern kitchen & tiled floors throughout living areas. Workshop/garage ideal for caravan/boat. Landscaped garden. **\$360,000 - \$370,000**



1/55 Zephyr Terrace, PORT WILLUNGA

Superb investment within walking distance of beach, cafes, schools, shopping centre & public transport. Two bedrooms, lounge/dining with split system air conditioning, functional kitchen. Undercover outdoor entertaining area, big rear yard, under cover parking. Currently tenanted til Sept, 2013 @ \$240 p.w. **\$225,000 - \$245,000**



AUCTION May 18, 3pm on site

16 Vernon Crescent, MASLIN BEACH

Spectacular views and close to beach. High-raised ceilings, large windows and great use of timber beams, indoor/outdoor room in centre of house to relax out of the elements. Ideal holiday home holiday let or permanent residence. Must see.

Great location 'to a tee'

Welcome to 18 Downer Avenue, Goolwa South nestled on the edge of the sixth fairway on the South Lakes Golf Course.

It not only offers a magnificent view, but is just a short stroll to the spectacular Goolwa Beach, café's and the river. This location has it all.

This unpretentious yet substantial two-storey brick home featuring four bedrooms and two bathrooms is currently used as a fabulous weekender, and it is obvious why.

The well-cared for home also has

that real family feel. It has new carpet, and has been freshly painted inside and out. The room sizes are excellent, and there is good garaging.

Situated on approximately 700sqm, with a large secure rear yard and private gate offering direct access to the greens, the home caters well to medium to large family groups.

This property is a rare offer in a highly sought-after location that has been priced to sell and won't last long. Upstairs features an elevated upstairs deck ideal



18 Downer Avenue, Goolwa South

for kicking back and firing up the barbeque. Just imagine the elevated golf course views. Available for your immediate inspection.

Price: \$465K-\$475K

Agent: Peter O'Brien
0439 807 035



3 2 3

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



3 2 1 1

Goolwa North

23 Daniel Avenue

Elegant, Energy Efficient Living!

One street back from the River! Very well appointed home offering 3 bedrms + study, 2 bathrms, 2 open plan living spaces, gourmet kitchen + covered outside entertaining area!

For Sale \$420,000 - \$430,000
View By Appointment
Peter O'Brien 0439 807 035
Goolwa 8555 1785 RLA 227137



457-996 sqm approx.

Goolwa North

Lots 2 - 15 Laffins On Liverpool

Luxury Estate Living In a Riverfront Paradise! *NEW PRICES!*

Brand new residential land release offers 15 Premier Torrens Title building allotments all with wide approx. 12-15m frontages, majority offering fabulous unrestricted easterly facing views over the River! A Sunrise Paradise! No build time frames or Developers Encumbrances apply.

For Sale \$195,000 - \$295,000 Recent Price Adjustments!

Contact Peter O'Brien 0439 807 035

LJ Hooker Goolwa 8555 1785 RLA 227137



3 1 2

Goolwa North

127 Fenchurch Street

"Pretty as a Picture"

Delightful 3 bdrm "Country Retreat" located in quiet position. Situated on generous approx. 770sqm allot. offers lge double gge with room to secure 2 vehicles + extra high clearance.

For Sale \$245,000
View By Appointment
Peter O'Brien 0439 807 035
Goolwa 8555 1785 RLA 227137



1000sqm approx.

Goolwa Beach

181 Port Elliot Road

Rare vacant land!

Centrally located vacant allotment, Approx. 1000sqm with an excellent frontage of approx. 23m. Currently zoned Residential and could suit a rental investment opportunity being close to town and shopping.

For Sale \$100,000
Aaron Campbell 0425 426 614
Goolwa 8555 1785 RLA 227137



4 2 3

Goolwa North

8 Daniel Avenue

Million dollar waterfront living!

State-of-the-art Waterfront home with magnificent elevated marina views! Superb kitchen with caesar stone bench tops, 2x outdoor entertaining areas, 4 person lift + jetty mooring!

For Sale \$985,000 - \$995,000
View By Appointment
Peter O'Brien 0439 807 035
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