

Fleurieu For Sale

Vol. 1, No. 8

June, 2013

This is Australia... enjoy the lifestyle



Lauraine Burrowes has some great rural and residential properties on offer. Welcome to postcode 5254



Jim Connery at Ray White Aldinga presents some quality new listings – and a challenge at a bargain

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Geoff & Sue McRostie
90 Hill St., PORT ELLIOT
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14 Sedge Street, ALDINGA BEACH

This stylish home situated in the beautiful Sunday estate is within walking distance of the beach, schools & public transport. Features 5 bedrooms (main with WIR, bed 2,3,4 with large BIRs), large ensuite with corner spa bath, contemporary kitchen with gas oven & dishwasher, open plan family/dining area, sep formal lounge, study area, family bathroom + 2nd sep W/C, large games room, quality fixtures & fittings throughout, ducted reverse cycle heating & cooling, auto lock-up double garage, double side gates



providing access to the rear for the boat or caravan, large all weather entertaining area, 3 panel/400ltr solar hot water system with an instantaneous gas-boosted back up. Low maintenance gardens complete this great family home.

\$429,000 - \$459,000

Ray White Aldinga, Shop 6, Old Coach Rd, Aldinga

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

LAND!

Aldinga Beach
 2 Croser Ave. 346m² (approx) \$135,000-\$149,000

Aldinga Beach SOLD!
 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

7 Mitchell St, MASLIN BEACH

For permanent lifestyle or holiday luxury, this home is a surprise package. Split level living with three levels & 3 bedrooms. Designed for comfort & style you can sit on the balcony & enjoy a spectacular sunset, or just throw on thongs & walk to one of the nicest beaches in the country. There is a roomy back garden that would be perfect to store a boat or caravan or for kids to play & a double garage



plus an office/workshop/studio downstairs. This home has plenty of natural light & use of timber features and will intrigue and delight. A definite must see.

\$395,000 - \$420,000

7 Gumeracha Road, O'SULLIVAN'S BEACH

2 bedroom home located on a 751m² corner block providing the opportunity to sub divide or redevelop (STC). Tenants in place until March 2014 providing an income on your investment while you obtain the necessary approvals should you decide to redevelop or sub divide. The home was built in 1970 & has polished floors in the lounge area & bedrooms, original kitchen, large lounge area, separate dining room or 3rd bedroom, 1 bathroom & parking for 2 cars.



Lots of TLC is required if you were to renovate, as the home is in very poor condition. **\$220,000**

37 Kipsy Street, ALDINGA BEACH

This home is designed to accommodate a large or extended family with 5 Bedrooms & two separate living areas. There is a breakfast bar & huge walk-in pantry in the kitchen adjoining a dining room that would cater for any occasion. A separate theatre/games room will take you away from the main living area. Ducted heating & cooling through-out & solar panels on the



roof for the energy conscious. Located in the Sunday Estate just a short walk to the beach & the famous Aldinga Scrub.

\$365,000 - \$400,000

2 Croser Avenue, ALDINGA BEACH

JUST A STONE'S THROW FROM THE BEACH!
 A beautifully-levelled block of land, only a five minute walk to Aldinga Beach. Close to shops, schools and other necessary facilities. Why not build a two-storey home for sea views (STCC)?



\$135,000 - \$149,000

10 Kipsy Lane, ALDINGA BEACH

PRICE REDUCED

Fronts onto Park. This comfortable, surprisingly large, 4 bedroom home has 2 sep living areas & a fantastic undercover outdoor entertaining area. A great feature that is unusual is the double garage car accommodation that is accessed from the rear of the property. This home is just a stones throw from the beach in the heart of the prestigious Sunday Estate known for well maintained parks & right on



the edge of Aldinga Scrub, a place of beauty & wonder. Features include: workshop/studio, solar hot water - gas boosted & RWT feeding toilet cisterns.

\$375,000 - \$390,000

1/55 Zephyr Terrace, PORT WILLUNGA

Fantastic investment property within walking distance of the Port Willunga Beach, Star of Greece Cafe, local Schools, Aldinga Shopping Centre & public transport.

Featuring: 2 Bedrooms, lounge / dining with split system air conditioning, functional kitchen with ample cupboard space, paved undercover outdoor entertaining area, spacious rear yard with



established fruit trees, under cover parking. This property is currently tenanted until September 2013@ \$240.00 per week.
\$225,000 - \$245,000