# OC

21-23 Wellington Avenue,
Sellicks Beach



# From the Owners - Insights & Extras

What first attracted you to this property?
**The large parcel of land, hills and sea views, access to the beach ramp, established trees and north facing original shack.**

Why are you moving or selling?
**Moving to a larger home to accommodate our interstate families.**

What do you believe are the major benefits of living in or owning this property?
**The home offers a relaxed beach-shack feel, with a light-filled upstairs living area, quality features for year-round comfort, and great indoor-outdoor living. Set in a quiet, friendly neighbourhood close to the beach, it's also surrounded by excellent wineries and restaurants.**

Have you completed any renovations or additions?
**We have extensively renovated the home, adding a west-facing balcony, modern kitchen and bathrooms, double-glazed windows, updated heating and cooling, and complete rewiring, replumbing, and recladding. The result is a stylish, comfortable home that retains its relaxed beach-shack charm.**

Where is the electricity box located?
**On the west side of the house and the mains meter box is a standalone box near the west fence.**

Where is the hot water system located?
**The gas hot water system is located on the south side of the house.**

Is there air–conditioning or heating installed?
**Split-system air conditioning, a Nectre slow-combustion wood heater upstairs, and ceiling fans throughout, with an additional split system in the main bedroom.**

What is the parking situation?
**There is a two car garage and a one car carport. There are several uncovered parking spaces and street parking available.**

What are the nearest transport links?
**The local bus stop is 120 metre walk on Alexander Avenue.**

Is there any additional storage?
**Two bay garage.**

Where are the roof access points?
**There is no roof cavity.**

What inclusions are to remain with the property?
**The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.**



This information should not be relied on. Interested parties should make & rely on their own enquiries.