

Property *Fact Sheet*



Ouwens Casserly
REAL ESTATE



39 Seascape View,
Sellicks Beach

4 / **2.5** / **2** **643**
Bed Bath Car Sqm

Information from the *owner*

What first attracted you to this property?

We were first attracted to the location of the home as it is walking distance to the beach. We were attracted to the Architecture and design/spaciousness. We feel that major benefits to the home are the northern light aspect, two separate living rooms, good sized bedrooms and low maintenance gardens.

Why are you moving or selling?

We are selling as we want to build a custom home with room for 4 car garage to make room for boat, jet ski and caravan.

Information from the *owner*

Have you completed any renovations or additions?

Recently renovated to near new home condition. We have upgraded the kitchen appliances and renovated externally.

Where is the electricity box located?

The electricity box is located on the South/Eastern wall of the home.

Where is the hot water system located?

The gas hot water system is located on the Eastern wall of the home.

Is there air-conditioning or heating installed?

Yes. The home has reverse cycle split systems in each bedroom and both living rooms.

What is the parking situation?

There is a 2 car garage plus additional (3rd) parking area for boat/caravan.

Nearest transportation links?

Sellicks Beach Road bus stop

Is there any additional storage?

Yes, there is under stair storage

What inclusions are to remain with the property?

The dishwasher and gas bottles are to remain.



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