

24 Esplanade, Sellicks Beach

## Your Premium Coastal Lifestyle Address




Auction Location: on-site

Presenting an extraordinary opportunity to secure a piece of rare beachfront real estate in Sellicks Beach - where the sea breeze, coastal sunsets and relaxed seaside living combine to create the ultimate Australian beach lifestyle.

Located on the prestigious Esplanade, this remarkable residence occupies one of the most enviable positions in Sellicks Beach - a tightly held coastal enclave on the southern edge of metropolitan Adelaide that's celebrated for its pristine beaches, scenic rolling hills and tranquil village atmosphere.

Perched just moments from the soft sands and calming waters of Gulf St Vincent, 24 Esplanade delivers a lifestyle that many dream of but few truly attain. Homes on the Esplanade enjoy panoramic beachfront views, refreshing sea breezes and the sound of waves breaking at your doorstep - all in a relaxed, unhurried setting that perfectly balances serenity with connectivity.

Imagine waking up every morning to interchangeable views over the ocean, taking peaceful strolls along the shoreline, or watching vibrant coastal sunsets from your own living room or alfresco terrace - this is seaside living redefined.

3  2  3 

### AUCTION

Sat 25th Apr @ 1:00PM

### VIEW

By Appointment

### AGENTS

John McGarry  
0438 563 588  
jmccgarry.aldinga@ljhooker.com.au

### AGENCY

LJ Hooker Aldinga | Seaford  
(08) 8556 5249

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

### Key Features:

- Spacious open-plan living and dining area filled with natural light and panoramic ocean views.
- Contemporary kitchen with quality appliances and ample storage.
- Three generous bedrooms with built-in wardrobes.
- Main bedroom featuring a private ensuite, walk-in robe and uninterrupted coastal views.
- Stylish bathrooms with modern finishes.
- High vaulted ceilings enhancing space and natural light.
- Large balcony perfect for entertaining while enjoying stunning sunset views.
- Solar power system for energy efficiency and reduced running costs.
- Secure parking for peace of mind.
- Excellent shedding providing ample storage or workshop space.
- Private rear gardens, perfect for relaxing or entertaining.
- Low-maintenance landscaping.

### Location Highlights:

Offering a peaceful coastal lifestyle only minutes from essential services and amenities in nearby Aldinga Beach and within easy reach of McLaren Vale's world-class wineries, this location has broad appeal for families retirees, holidaymakers - and anyone seeking a stunning beachside home base.

This beachside suburb offers:

- Drive-on beach access and expansive sandy shores ideal for swimming, fishing and sunsets
- A small, friendly local community with cafes, eateries and the historic Victory Hotel nearby
- Easy access to Aldinga Beach and other Fleurieu Peninsula hotspots
- A relaxed and scenic environment for everyday living and entertaining
- Just under an hour from Adelaide CBD via the Southern Expressway (approx)

Whether you are looking to move straight in, invest, or secure a dream coastal lifestyle, this property ticks all the boxes. Don't miss this rare opportunity - contact us today to arrange an inspection and experience Esplanade living at its finest!

### MORE DETAILS

Property ID                      6GJ24  
Property Type                  House

**John McGarry 0438 563 588**

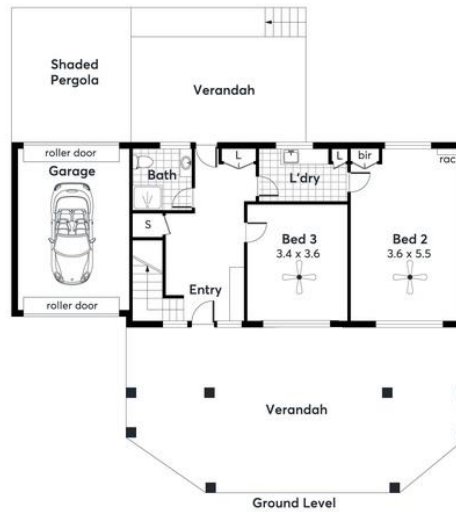
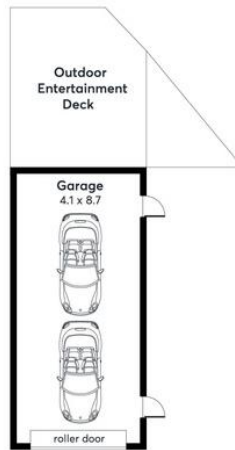
Principal | Licencee | [jmcgarry.aldinga@ljhooker.com.au](mailto:jmcgarry.aldinga@ljhooker.com.au)

**LJ Hooker Aldinga | Seaford (08) 8556 5249**

80 Aldinga Beach Road, ALDINGA BEACH SA 5173  
[aldinga.ljhooker.com.au](http://aldinga.ljhooker.com.au) | [accounts.aldinga@ljhooker.com.au](mailto:accounts.aldinga@ljhooker.com.au)



AREA ( Estimate Only)	
Living:	155.10 m <sup>2</sup>
Verandah:	75.20 m <sup>2</sup>
Pergola:	16.20 m <sup>2</sup>
Garage:	33.30 m <sup>2</sup>
Deck/Balcony:	58.60 m <sup>2</sup>
<b>TOTAL:</b>	<b>338.40 m<sup>2</sup></b>



This Drawing is for illustration purposes only.  
 Not To Scale. All measurements are internal and approximate.  
 Details intended to be relied upon should be independently verified.  
 Produced by [Open2view.com](http://Open2view.com)