

MAGAIN

G.J. Gardner. **HOMES**



61a (Lot 1 Selway Terrace O'sullivan Beach SA

3  2  1 

Not often do opportunities present themselves like this. These two easy care and compact residential house and land packages are on offer through GJ Gardner Homes.

These homes are sure to impress a wide range of buyers, with excellent pricing for first home buyers or downsizers looking for a great balance of lifestyle and location. Planning, approval and build is all arranged by the builder, making this such a perfect and easy process!

Our rentals team has estimated a possible rental return of \$440-\$460 pw on these homes, which is also a great return for investors, not to mention the depreciation benefits of building a brand new investment property.

Type : House
Price : \$ 150,000
Land Size : 187 sqm
View : [https://www.magain.com.au/property/61a-\(lot-1-selway-terrace-osullivan-beach-sa/8437810](https://www.magain.com.au/property/61a-(lot-1-selway-terrace-osullivan-beach-sa/8437810)

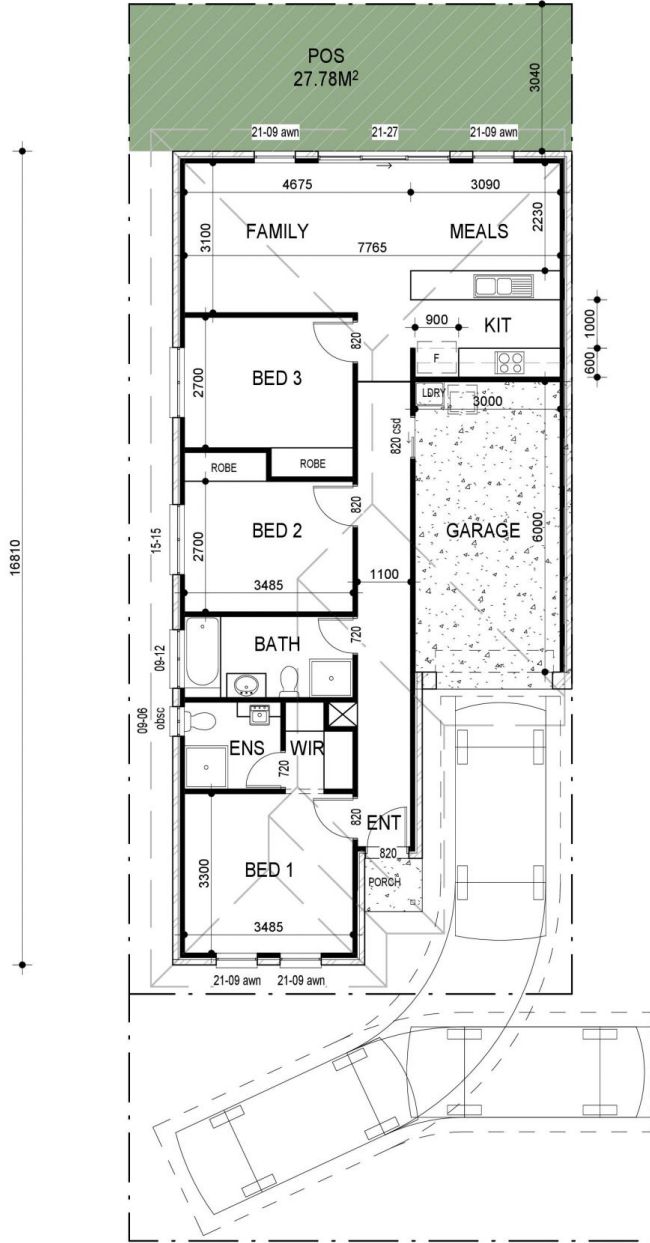
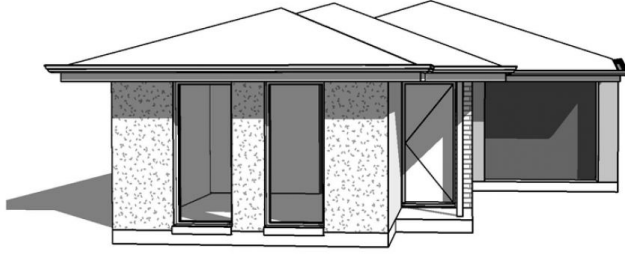


Scott McPharlin
08 8382 0029

[For full version visit the website](https://www.magain.com.au)

<https://www.magain.com.au>
Magain Real Estate

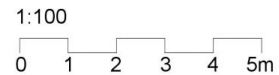
Shop 15, Woodcroft Market Plaza, 217 Pimpala Road W
08 8381 6000



AREAS:

LIVING	97.81m ²
GARAGE	20.57m ²
PORCH	1.30m ²
TOTAL	119.68M²

FLOOR PLAN



I/WE HAVE CHECKED THE PLANS AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS FROM THE PLANS WILL BE AT OUR OWNERS RISK AND WE WILL BE RESPONSIBLE FOR ANY VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:
 BUILDER SIGNED: DATE:

REV:	DETAILS:	DATE:
97.58 m ²		
20.57 m ²		
1.30 m ²		
0.00 m ²		
119.45 m²		

FLOOR AREAS:	LIVING	97.58 m ²
	GARAGE	20.57 m ²
	PORCH	1.30 m ²
	ALFRESCO	0.00 m ²
	TOTAL	119.45 m²

PROJECT: PROPOSED NEW RESIDENCE
 Lot 102 61A Seaway Tce,
 O'SULLIVAN BEACH

CLIENT:
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Amandan 137 Classic Facade -
 MODIFIED

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