

SELICKS

HOW LIFE SHOULD BE





# A CHANGE OF PACE

SELICKS IS A NEW BOUTIQUE  
LAND RELEASE AT SELICKS BEACH  
SOUTH OF ADELAIDE ON THE  
STUNNING FLEURIEU PENINSULA

Located on Justs Road, 875 metres from the ocean's edge between Sellicks and Silver Sands Beaches, Sellicks provides the perfect opportunity to create the beachside home you've been dreaming of.

Sellicks Beach is one of South Australia's most-loved seaside destinations; popular with locals and tourists for its spectacular scenery and safe waters.

Nestled among vineyards and orchards with breathtaking views of the soaring Sellicks Beach cliffs and Adelaide foothills, Sellicks offers the sense of calm and community that only beachside living can bring.

Presented by leading South Australian developer Citify, Sellicks is an exclusive land release designed for accessibility, amenity, visual appeal and value reflecting an investment as good as the lifestyle on offer.

Sellicks is a change of pace and how life should be.

# A SPECTACULAR PLACE

THERE'S SOMETHING VERY SPECIAL  
ABOUT SELICKS BEACH



With its soaring cliffs overlooking the long white sands of the beach below, it's no wonder Sellicks Beach is one of South Australia's most popular seaside destinations.

While many people will visit for a day, you can call Sellicks Beach home for good.

Located at the northern tip of the Fleurieu Peninsula, Sellicks Beach is only a seven-minute drive to Aldinga and less than an hour to the heart of Adelaide.

A tranquil and welcoming community, Sellicks Beach is within easy reach of all the services you want and far enough away to feel like you're escaping to your own piece of paradise by the sea.

Sellicks Beach has everything you need to live the ultimate beach lifestyle.

Pristine coastline. Great fishing. Safe swimming. Friendly neighbours. Room to move. Off-leash beaches. And nature's best medicine: fresh sea air.

Imagine how easy life will be, and how happy you will feel, driving your car onto the sand on a summer's day, enjoying a swim in between games of beach cricket and watching the sun set over the water.

It doesn't get much better.

And if there's ever a day where you turn your attention inland towards the foothills, you're minutes away from the historic Victory Hotel with its sweeping views of Aldinga Bay and the world-class McLaren Vale wine region.

Sellicks Beach is a spectacular place to live the lifestyle you desire.



# A LOCATION YOU'LL LOVE

WHEN LOCATION COUNTS



AT SELLICKS, YOU'RE ONLY A FEW MINUTES AWAY FROM FEELING THE SAND BETWEEN YOUR TOES

Sellicks is a boutique land release just minutes from the ocean's edge between Sellicks Beach and Silver Sands Beach.

Sellicks offers a tranquil coastal lifestyle with modern-day conveniences and services located within easy reach for when you need them.

Home at Sellicks, you're only a few minutes away from feeling the sand between your toes, exploring the local nature reserves and indulging in your favourite comfort foods from the local general store.

Accessing public transport couldn't get any easier from Sellicks with a regular bus route servicing Justs Road.

Further north, it's a short seven-minute drive along Main South Road to Aldinga where you'll find a wide-range of leading retailers as well as key services including the new super school Aldinga Payinthe College and a medical centre.

With the Main South Road duplication project from Seaford to Aldinga currently underway, and scheduled for completion in 2024, you can look forward to spending less time behind the wheel and more time where you love to be: the sea.

Sellicks offers a peaceful lifestyle in a location you'll love.

- **Two minute** drive to:
  - Sellicks Beach via Button Road
  - William Eatts Reserve
- **Three minutes** by car to:
  - Sellicks Beach Esplanade
  - Sellicks Beach General Store
  - Silver Sands Beach
  - Arcadia Crescent Reserve
- **Four minutes** by car to the historic Victory Hotel on Old Sellicks Hill
- **Seven minutes** by car to Aldinga
- **Eight minutes** to:
  - Aldinga Beach
  - Aldinga Airfield
  - Aldinga Payinthe College
- **Nine minutes** to Aldinga Medical Centre
- **15 minutes** to Tatchilla Lutheran College

# PLACES OF ATTRACTION

- 1 — The Victory Hotel
- 2 — Sellicks Beach General Store
- 3 — Arcadia Crescent Reserve
- 4 — Sellicks Beach (vehicle access permitted)
- 5 — William Eatts Reserve
- 6 — Silver Sands Beach Club
- 7 — Aldinga Airfield
- 8 — Aldinga Shopping Centre
- 9 — Aldinga Medical Centre
- 10 — Aldinga Beach
- 11 — Star of Greece
- 12 — Aldinga Payinthe College (opening 2023)
- 13 — Willunga
- 14 — Russell's Pizza
- 15 — Willunga Farmers Market
- 16 — Fox Creek Wines
- 17 — Down The Rabbit Hole
- 18 — Tatachilla Lutheran College
- 19 — Wirra Wirra Wines
- 20 — McLaren Vale wine region
- 21 — Paxton Wines
- 22 — d'Arenberg Wines (The Cube)
- 23 — The Currant Shed
- 24 — O'Sullivan Beach boat ramp
- 25 — Wirrina Cove boat ramp

MYRONGA BEACH ●

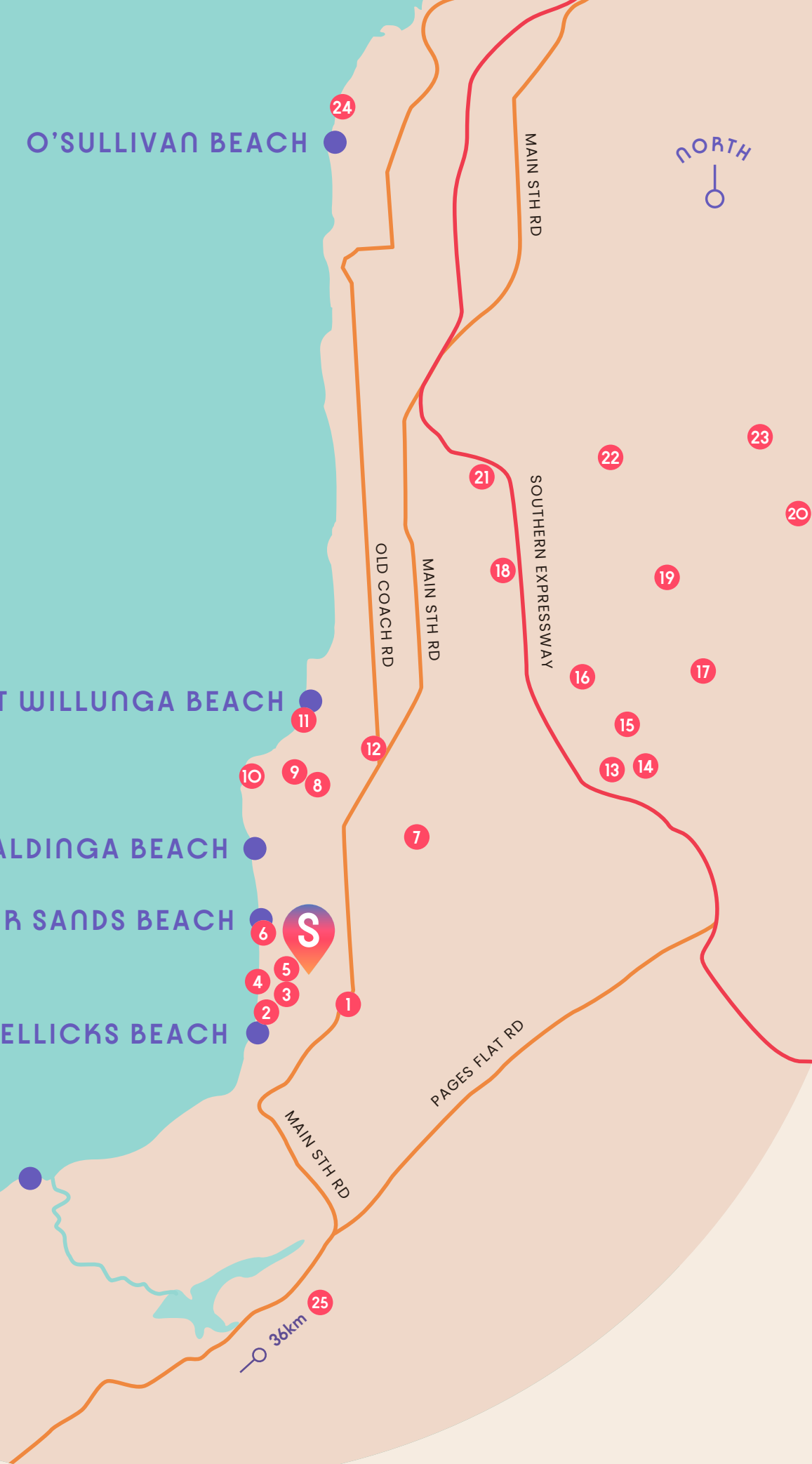
SELICKS BEACH ●

SILVER SANDS BEACH ●

ALDINGA BEACH ●

PORT WILLUNGA BEACH ●

O'SULLIVAN BEACH ●



# A RARE OPPORTUNITY

SELICKS TICKS ALL THE RIGHT BOXES FOR OWNER-OCCUPIERS AND INVESTORS

Beachside allotments of this size, and quality, are becoming harder to find south of Adelaide and it's this space that sets Sellicks apart from other developments in the region.

If you're looking to downsize, needing more room, wanting to be nearer the beach or growing your portfolio, Sellicks ticks all the right boxes for owner-occupiers and investors.

Sellicks is a rare opportunity to start living the life of your dreams.

- 41 generously sized allotments
- Allotment sizes ranging from 849m<sup>2</sup> to 1000m<sup>2</sup>
- Ocean view and vine view allotments
- Elevated position
- Zoned for one and two storey homes
- Ample room for boat, caravan and RV storage
- Street landscaping
- Potential future development plans include a supermarket, medical centre and childcare centre

Located at the northern tip of the Fleurieu Peninsula, Sellicks places you within an easy drive of some of the region's best food, wine and outdoor experiences.

- **11 minutes** to Port Willunga Beach and the Star of Greece restaurant
- **12 minutes** to Willunga and its regular local produce markets
- **16 minutes** to the McLaren Vale wine region home to d'Arenberg, Wirra Wirra, Fox Creek, Down The Rabbit Hole, Paxton and many more well-known producers
- **24 minutes** to Normanville and the Links Lady Bay championship golf course
- **30 minutes** to O'Sullivan Beach boat ramp
- **30 minutes** to Victor Harbor and its popular surfing beaches
- **35 minutes** to Wirrina Cove boat ramp
- **45 minutes** to Deep Creek National Park and its walking trails







# MASTERPLAN

- Stage 1
- Stage 3
- Stage 2
- Stage 4



← Sellicks Beach 875m

For marketing purposes only.  
Please rely on plan of division for measurement.

# THE PROJECT TEAM



WHEN EXPERIENCE COUNTS

# CITIFY

Citify is a South Australian developer committed to creating a legacy through value and design-driven property development projects.

Established in 2016, Citify is focused on how people want to live, work and play and is obsessed with quality project delivery partnering with innovative and collaborative consultants from concept to completion.

As members of Master Builders South Australia and the Urban Development Institute of Australia (SA), Citify carefully selects each development site to ensure it can deliver sound investments and great homes.

Citify follows strict land purchase parameters such as walkability to essential and desirable amenities, the site's outlook and the value it can pass onto purchasers in terms of savings.

Founded on the cornerstones of collaboration, courage, creativity and commitment, Citify's reason for being is to develop South Australia's future today.



# PROREALTY

ProRealty's structure and size means it can provide a more personalised and dynamic service in comparison to its larger industry peers.

ProRealty prides itself on its customer service and client relationships. ProRealty customers deal with the person they have the direct relationship with. This means customers are always in the best hands and receive the full attention of the whole team collaboratively.

Utilising the team's diverse backgrounds to its advantage, ProRealty can provide a large amount of cross-industrial advice to clients while ensuring it maintains the quality it is renowned for.

As evidence for this, ProRealty can proudly boast a near 100% retention rate of management clients since its inception; excluding those which have been transferred through property sales. This proves ProRealty's high level of service.

A dynamic team means ProRealty is constantly adapting and looking for efficiencies through its services and technologies. Utilising the leading edge system Cirrus8, ProRealty can help owners retain more control over the management of, and information relating to, their properties.



# SELICKS

HOW LIFE SHOULD BE

[selicksliving.com.au](http://selicksliving.com.au)

SELICKS

CITIFY

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