

1 Dromana Parade, Hayborough, SA 5211



House For Sale

Friday, 16 February 2024

1 Dromana Parade, Hayborough, SA 5211

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 911 m2

Type: House



Tania Vriends
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\$565,000 - \$595,000

Welcome to 1 Dromana Parade Hayborough - located on a huge corner allotment overlooking Beyond Estate Chiton and Port Elliot - with a view through to the ocean from the front of the property. This house has seriously great bones - double brick circa 1977 build - either renovate the existing home, build a second storey or one day redevelop with a new build or subdivision - all a possibility here - subject to planning and council consent (information can be sourced on the SAPPA website). The astute buyer will see a great investment opportunity for a family sized rental property - appraisal attached with imagery for the property. The land size is over 910m² and 25m plus frontage - being a corner allotment it could lend itself to various planning designs. Centrally located on the Fleurieu Peninsula with surrounding towns of Port Elliot, Middleton and Victor Harbor being just minutes away in each direction. Easy access for shopping, amenities and of course, some of the best surf beaches in South Australia. Walking distance to the Southern Fleurieu Aquatic Centre and Gym, 500m to Chiton Surf Club & Chiton Rocks or a minutes drive to Dump Beach, you are positioned perfectly to enjoy the low key lifestyle of the South Coast. Entry to the home through the front foyer takes you through to the main living room - large picture windows across the width of the room which is tempered with some authentic 70's retro light fittings and amber glass in the sliding doors provides a genuine mid century vibe. The home has two very sizeable living areas providing space for a large family or the ability to have a work from home office with its own entry point which could be completely closed off from the main house. The second living area steps down from the dining room and would also make an excellent family/games room, or even a fourth bedroom if required. This room also has its own access to the back yard, ceiling fan and combustion fireplace. The kitchen has cork flooring, new electric stove, double sink, great cabinetry and a large pantry cupboard. Dining area sits alongside double sliding doors - the clever renovator could easily turn this area to adjoin an outside deck utilising the blank canvas in the rear of this property. There is a split system air conditioner and ceiling fan to provide seasonal comfort in the living rooms. The three bedrooms are all a great size with large windows for natural light, two with built-in robes and all have easy access to the main bathroom and separate toilet. A huge linen press in the passageway provides extra internal storage. The laundry has access to the rear yard and leads out to a huge shade house area, ideal for the plant lover. Separate 6x6m double garage/shed with electric roller door and side access provides all the storage/parking you need and there is room for two off street parks in front of the shed. Alongside is a fenced, vacant area of land and with multiple rainwater tanks already on site, this really could be the avid gardeners dream - providing the ability for sustainable living with space for composting, recycling and growing your own veggie patch. Features include: • Diamond grill security window screens • External shutters • Multiple rainwater tanks • 6x6m shed with electric roller door • Large shade house • Combustion fire • Split system air conditioner • Double brick • Garden shed Don't miss out on the opportunity to make this house your home. Contact Tania 0407 970 916 for viewing times and secure your future in this wonderful property - so much potential on offer here. Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect. RLA298107