

# 1 Varcoe Street, Beachport, SA 5280



## Sold House

Friday, 29 September 2023

1 Varcoe Street, Beachport, SA 5280

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 805 m2

Type: House



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**\$629,000**

Nestled in a tranquil location just a leisurely stroll away from the beach, shops, and charming cafes, this delightful three-bedroom residence invites you to embrace an easy, low-maintenance lifestyle in the heart of this premier coastal town. Welcoming you with a spacious front veranda with Federation-style charm, this residence seamlessly blends open-plan living with all the comforts you desire. The slow combustion heater promises cozy winter nights, while the split-system reverse cycle air-conditioner ensures year-round comfort. The heart of the home comprises of a large open plan kitchen. Dining, living space. The dining area offers convenient access to the rear pergola—a perfect spot for alfresco gatherings or quiet moments with a good book. The Blackwood kitchen boasts ample preparation and storage space, complete with a wall oven, hotplates, and a dishwasher. A separate living area at the front of the home provides a serene escape from the bustling open-plan hub. The residence has three inviting double bedrooms, with the master bedroom having a walk-in robe. The two-way bathroom, accessible from both the main bedroom and the hallway, features a relaxing bathtub, and there's a separate toilet for added convenience. The tasteful décor throughout the home enhances its inviting ambiance, while the low-maintenance lawn ensures easy upkeep. Situated on a corner allotment with dual access points, the property includes a spacious colourbond shed with a remote roller door, capable of accommodating two vehicles. Additional features include a bore with a pressure pump and a 5,000 gallon rainwater tank. This fantastic property is well-suited for retirees, young families, or as an ideal holiday retreat. Nestled within the highly sought-after coastal community of Beachport, you'll relish the convenience of fabulous dining, boutique shopping, and pristine beaches perfect for swimming, fishing, snorkeling, and surfing. Furthermore, this seaside haven serves as the gateway to the renowned Limestone Coast, offering a rich tapestry of history, award-winning wineries, picturesque walking trails, and delectable dining experiences. Call today to arrange a private inspection, you do not want to miss out on this gem.

**GENERAL PROPERTY INFO** Property Type: Brick federation style build with an iron roof. Zoning: Residential Council: Wattle Range Council Year Built: 1998 Land Size: 805m<sup>2</sup> Rates: \$2958.30 per annum Lot Frontage: 19.2m Lot Depth: 42m Aspect front exposure: Northwest Water Supply: SA Water, Rainwater and Bore Certificate of Title Volume 5153 Folio 587