

116 - 118 Crozier Rd, Victor Harbor, SA 5211

NEWTON
&CO

House For Sale

Thursday, 1 February 2024

116 - 118 Crozier Rd, Victor Harbor, SA 5211

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 2011 m2

Type: House



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EXPRESSIONS OF INTEREST

Flowing with endless contemporary charm and packed with exceptional family-friendly features, this sprawling, brick property set on a jaw-dropping 2,011m² parcel captures scenic, leafy views from nearly every nook, cranny and corner, embellishing its already blue-ribbon South Coast positioning. Awash with gorgeous character features, from beautiful bay windows, stunning slate tile floors, toasty combustion heater to the panoramic lounge for picture-perfect days drifting into cosy evenings, to the wonderfully adaptable 5-bedroom footprint inviting fantastic flexibility to customise exactly how you live, love, relax and unwind here – there's lots to love and eventual updating to more modern standards would be a privilege more than necessity. With a second family room and spacious outdoor entertaining, expansive timber-clad kitchen inviting all the company while you cook, as well as well-conceived touches like walk-in wardrobe and ensuite to the master bedroom, powerful evaporative cooling powered by a bill-busting solar system, and huge garage with adjoining carport to keep all your holiday toys and hobby equipment safe and sound, the long-term potential and possibilities of seizing such a magnificent block need no reminding. Together with the vibrant heart of Victor a mere 900m stroll from your front door for all your social and entertaining needs, and of course the rest of this sought-after coastal region all at your fingertips... capturing such incredible size, space and scope just may be the opportunity of a lifetime.

KEY FEATURES

- Wonderfully free-flowing contemporary property inviting exceptional living and entertaining potential
- Light-filled living and dining featuring bay windows and panoramic gallery windows, toasty combustion heater for cosy evenings with family and friends
- Spacious timber-clad chef's zone with all the room for helping hands, superb bench top space, abundant cabinetry, in-wall oven, gas stove top and dishwasher
- Second and sizable family room with bar for fun-filled hosting
- Sweeping outdoor entertaining with charming verandah framing the fish pond and easy-care native gardens
- Generous soft-carpeted master bedroom featuring WIR and private ensuite spilling with natural light, separate shower and relaxing bath
- 4-additional ample-sized bedrooms, 3 with bay windows, 2 with BIRs
- Neat and tidy main bathroom with separate WC, family-friendly laundry, central evaporative cooling and 4.4kw solar system
- Secure garage with adjoining storage, huge 6m by 12m (approx.) garage with internal workshop area, and massive 6m by 16m (approx.) carport
- Positioned on a staggering 2,020m² (approx.) allotment inviting exciting renovation, redesign or rebuild potential (subject to council planning)

LOCATION

- Only 900m from the central Victor Harbor where you'll find all your café, restaurant, social and entertaining options
- Moments to Woolies, Kmart and Big W for all your shopping essentials
- Wonderful access to all the picturesque coastal beaches, from Hayborough, Port Elliot, Middleton to Goolwa

SPECIFICATIONS

SCT - 5092/143 - 6130/845
Land Size - 2011 sqm
Council - Victor Harbor Rates - \$3934.30 approx per annum

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

Property Code: 173