

12 Baudin Road, Victor Harbor, SA 5211

House For Sale

Friday, 24 May 2024

12 Baudin Road, Victor Harbor, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 740 m2

Type: House



Mark Forde

0417833296

\$575,000 to \$625,000

Best Offer by 12 June @ 12 noon (unless sold prior) Price: \$575,000 to \$625,000 Are you an investor, first home buyer, or someone looking for a home with a "granny flat" or "teenage retreat" - then this could be the one for you. Nestled away in a lovely quiet leafy part of town, tucked in behind the Victor Harbor oval - hidden away and yet so close to everything. The home is located on a lovely 738m² (approx) corner allotment, just a quick drive, or short walk into the Victor Harbor town centre. The home has been set up as two completely separate residences - one upstairs and one down. Both levels are completely independent of one another, electricity and water meters - each with their own electric hot water service. Downstairs is a one-bedroom apartment, with a lovely open plan living space, incorporating the kitchen/living/dining room along with reverse cycle air conditioning. The bedroom has space for a built-in robe, as well as having a built-in robe in the living room. The bathroom comes with shower, vanity and wc, with the laundry completing the downstairs floor plan. Upstairs feels like you are in a rural setting given the elevated leafy outlook. A fabulous wrap around balcony takes full advantage of the setting, a great spot to sit back and relax on a sunny day, whilst also providing the perfect spot for family barbecues and outdoor entertaining. Here you will find three bedrooms, the master with a built-in robe, the bathroom with shower and vanity, separate wc and laundry. The living area is extremely spacious (with two access points to the balcony), providing lots of room for both living and dining, with an adjoining kitchen - again with a lovely hills outlook. Upstairs features include raked ceilings, a reverse cycle spit air-conditioner and slow combustion fire. The property is currently tenanted with fixed leases expiring on the 24th & 26th of May respectively, after which time both leases will become periodic. A great home in a fabulous location, with just so many options! Reside, rent or holiday retreat - this one ticks all the boxes!