

12 Brown Street, Hindmarsh Valley, SA 5211

**NEWTON
&CO**

Sold House

Saturday, 12 August 2023

12 Brown Street, Hindmarsh Valley, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 527 m2

Type: House



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\$700,000

Recently built in this private, residents' only pocket of the South Coast just moments from the picturesque McCracken Golf Club and cooe to the vibrant centre of Victor sits this stunning and spacious family home spilling with creature comfort, feature and form. Spanning nearly 180m² of internal living, enjoy a superbly conceived footprint offering picture-perfect indoor-outdoor entertaining as the sunbathed timber deck, lounge, dining and stone-topped designer kitchen with sage green accents combine for one elegant hub evoking culinary triumphs and fun-filled get-togethers. Showcasing a wonderfully adaptable floorplan purpose-built for the modern household, you'll find this 4-bedroom layout including decadent master with walk-through wardrobe and luxe ensuite, cosy formal lounge for more idyllic space to relax and unwind or settle in for movie-marathons, while a dedicated mudroom, butler's pantry and sparkling main bathroom spilling with natural light complete this utterly beautiful home. A stone's throw to local schools, around the corner from ALDI and Coles for easy access to all your daily essentials, plus the iconic seaside suburbs of Victor, Hayborough and Port Elliot all just minutes away for your choice of the South Coast's best beaches – 12 Brown Street blends modern family living with this superbly scenic locale. **KEY FEATURES**– Beautiful indoor-outdoor entertaining potential headlined by the sparkling chef's zone flush with stone bench tops, subway tile splashback, sage green cabinetry and cupboards, and gleaming stainless appliances including sleek electric cook top – Cosy second lounge room perfect for curling up with the latest bestseller, dedicated home office/study or theatre room for all-important family time– Sweeping master bedroom featuring ceiling fan, large WIR and luxe ensuite- 3 additional spacious bedrooms, all with BIRs– Light-filled main bathroom with separate shower and relaxing tub– Family-friendly laundry, zone ducted AC throughout for year-round comfort and bill-busting solar panels– Butler's pantry, handy mudroom and double garage with auto panel lift door– Low maintenance front and back yards with easy-care native greenery- 11.84 KW Solar System - \$0 net power bills for a year - All electric, including induction and heat water pump - no gas bills - 2.7m ceilings - Ducted reverse cycle air conditioning - Ceiling fans - All rooms contain a built-in wardrobe - Large deck (eco decking) - North facing living area, which gets winter sun - Stone bench tops **LOCATION**– Close to lush natural reserves and leafy walking trails for plenty of outdoor activity or hit the links at McCracken Golf Club around the corner– 5-minutes to ALDI and Coles as well as popular local cafés– 5-minutes to Victor Harbour Primary and just moments to Encounter Lutheran College– Only 6-minutes to the vibrant heart of Victor for all your lifestyle and entertaining needs **SPECIFICATIONS** SCT - 6247 | 443Land Size - 527 sqmBuilt In - 2022Council - Victor Harbor 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: 132