

**13 Glen Road, Hindmarsh Valley, SA 5211**



**House For Sale**

Monday, 23 October 2023

13 Glen Road, Hindmarsh Valley, SA 5211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 7335 m2**

**Type: House**



Carolyn Shaw

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**\$780,000-\$820,000**

"Wow" This charming cottage will captivate your heart the minute you lay eyes on it. The cottage is mostly renovated with loads of shedding. Built in 1861 and positioned on a nice flat 1.8 acres/7335m<sup>2</sup> just 5 minutes drive to Victor Harbor central shopping and business area. Even closer to the Coles, Bunnings and Aldi shopping centres and the Encounter Lutheran College. Featuring a separate entrance to the study and 3rd bedroom. Centered in the middle is the living room that comes complete with a combustion fire for those cold winter nights and days. Stunning new kitchen/casual meals with pristine white v-board cabinetry, subway tiling, freestanding oven and microwave provision. There are a further two more bedrooms which are a queen size and include built-in robes. The main bathroom features a bath, vanity, shower and toilet. The 2nd toilet is located in the laundry. The full length back verandah is half enclosed and also features blinds will be the perfect spot to entertain family and friend all year round. KEY FEATURES: • Combustion fire • Ceiling fans • High ceilings • New hot water system • Mains water & septic Outer features include a garage under the main roof, a large carport where you could park a boat or caravan, a 12m x 6m detached shed with power and lighting, implement shed and two rustic style outer buildings. Once used as a florist and an Antique store. If you love character, history, old things and space then this gorgeous property is for you. Is it time for you to escape to the country and live the rural lifestyle? 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 RLA 298107 will not accept any responsibility should any details prove to be incomplete or incorrect.