

**13 Hillview Road, Victor Harbor, SA 5211**



**Sold House**

Thursday, 23 November 2023

13 Hillview Road, Victor Harbor, SA 5211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1070 m2**

**Type: House**



Paul Smith

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## Contact agent

PRICE GUIDE \$435,000 to \$465,000#### BUYERS NOTE BEST OFFERS NOW 3pm 29/11/2023 (USP) ###Unveil the potential of this vast 1070sqm (approx.) property nestled in the heart of Victor Town Centre, offering glimpses of the sea and picturesque Granite Island. The elevated home presents a canvas for renovation, inviting you to craft a chic coastal haven. Opportunity abounds within this residence, featuring a front deck capturing sea breezes and sea & island glimpses through the treetops, plus a spacious rear deck overlooking the enchanting backyard adorned with established trees and shrubs. Below, a carport and storage area await transformation. The home comprises two bedrooms, each equipped with air-conditioners and ceiling fans for comfort plus a third bedroom/study. A central kitchen awaits your culinary vision, while the bathroom includes a shower over a bath, vanity, and a separate toilet. A separate laundry area adds functionality to the space. The living area, with its timber floors, slow combustion heater, wall air-conditioner, and expansive front windows, beckons to be rejuvenated into a coastal sanctuary. Side access to the well-established rear yard opens possibilities for expansion or enhancement. Conveniently located just a short drive from Victor township amenities-cafes, Victor Central Shopping, primary and high schools, medical facilities, and the captivating seafront. Embrace the opportunity to shape this property into a funky coastal retreat in the vibrant Victor township. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833