

# 17 Anderson Grove, Victor Harbor, SA 5211

## House For Sale

Wednesday, 12 June 2024

17 Anderson Grove, Victor Harbor, SA 5211

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Mark Forde  
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Michael Robertson  
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## **\$500,000 to \$525,000**

Best Offer by 26 June @ 12 noon (Unless Sold Prior) Price: \$500,000 to \$525,000 Position perfect, located close to Hindmarsh River Estuary Boardwalk and one of the most beautiful beaches in Victor Harbor. From the private rear access ride your bikes along the Encounter Bikeway or take a leisurely walk beside the river reserve down Hindmarsh Road to Granite Island and the iconic Causeway Café. Beautiful coastal walks, whale watching, historical buildings, and Victor Harbor's CBD is right on your doorstep! The neat as a pin presentation of this circa 1984 brick veneer home will delight. Located on a 710 m<sup>2</sup> (approx) level allotment near the end of a quiet cul-de-sac, this cosy and comfortable home is a perfect fit for first home buyers, investors, renovators, and holiday makers and is ready for you to immediately move in. On arrival you will notice the open and inviting frontage to the home, a lovely rose garden, a single garage with automatic roller door, and covered inviting entry. Three generous size and carpeted bedrooms await (2 with built ins/main with free standing robe). The original kitchen is perfectly positioned with plenty of bench and cupboard space which opens into a comfortable dining and family room with R/C split air conditioning, large windows, and plenty of natural light. The main living areas are family friendly, and all the internal walls have been freshly painted. Off the main passageway is an upgraded main bathroom with modern tiles, a sleek vanity, and large shower. There is a separate toilet, linen cupboard, and good size laundry with additional built-in storage, and access to a covered drying area. Moving outside, there is ample room to set up your BBQ under the 4.5 m x 3.2 m (approx) all weather entertainment area looking over a large backyard with flowering bottle brush and a large orange tree. To the rear of the backyard is a private gate to walking tracks, bicycle paths and the beach. Additional features of this comfortable home or getaway include, 1.5 KW solar system, a very handy 4 m x 3 m steel shed/workshop with concrete floor and roller door, and a garden shed for the keen gardener. The back and side of the house is fully fenced and secure, providing a safe place for the kids and family pets. This property makes a good first impression, and we invite your further enquiry. Love living by the beach, then this could be the one for you!