

**18 James Avenue, Victor Harbor, SA 5211**

**House For Sale**

Friday, 17 May 2024

18 James Avenue, Victor Harbor, SA 5211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 808 m2**

**Type: House**



Carly Schilling

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**\$575,000 to \$595,000**

This fabulous 1980's brick veneer residence has been lovingly renovated over time and offers easy care living in a quiet and convenient location. Offering 3 bedrooms, 1 bathroom, carport, solar, side access to rear yard where you will find a large shed plus plenty of space to park the caravan and boat. Generous allotment of 808m sqm approx. combined with fantastic features, I am sure 18 James Ave will impress and inspection is an absolute must! Floor plan comprising of

- Open plan living and dining area with quality flooring, split system air conditioning and large windows capturing natural light
- Kitchen has LG dishwasher, upright pantry, gas cooking, tiled splash back and overlooks the rear entertaining area
- Main bedroom is spacious with wall to wall built in robes and ceiling fan
- 2 additional bedrooms, both with built in robes and one currently used as a second sitting area
- Beautifully renovated bathroom with shower, deep freestanding bath, floor to ceiling tiles and separate W/C
- Laundry with direct access outside
- Fantastic entertaining area runs the length of the home, is undercover and fully paved, what a great place to enjoy weekend BBQ's and gather with friends and family
- Large 10m by 6m approx shed with power and cement which could house 2 vehicles if desired or continue to utilise as a work shop / man cave. You have the bonus of a lined room perfect for games area, storage area or art studio, what ever you desire this space is flexible.
- Low maintenance tiered gardens filled with garden beds, lawned area and a variety of plants. There is plenty of space for children and pets to play, or to potter in the garden
- Single carport under main roof plus the bonus of drive through access into the rear yard up to the shed. Here you have plenty of off street parking for your caravan or boat
- Solar 18 panels 6.6kw system approx, installed 2021, NBN connected

Only minutes into town centre where you have all township facilities at your finger tips plus walking distance to Victor Harbor high school and recreational facilities. 18 James Ave is a hidden gem in a very quiet location which you will be sure to adore. For your very own private inspection contact Carly Schilling on 0439 860 866 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. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.