

**18 View Rd, McCracken, SA 5211**

**NEWTON  
&CO**

**House For Sale**

Friday, 3 November 2023

18 View Rd, McCracken, SA 5211

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 980 m2**

**Type: House**



Adele Newton  
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Jesse Saunderson  
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## Best Offer - Guide Value \$1,100,000

A 1955 sandstone fronted home standing on 980sqm of land makes for perfect family living. Located just 5 minutes from Victor Harbors best eateries, central shopping complex and medical facilities. Just an easy walk along the beach to the foreshore entertainment and granite island, which will keep the children entertained all year round. On entering the home, you will find a generously sized lounge spilling natural light, along with a wood fire heater and access to a private deck. A separate dining offers a space for cozy family dinners, and the kitchen provides a meals area for the busy morning rush. The kitchen has access to the outdoor entertaining area allowing a seamless transition from indoor entertaining to outdoor. The master bedroom is a fantastic size, with 2-way access, a ceiling fan and plenty of room for standalone wardrobes. Bedroom 2 is also located on the ground floor near to the main bathroom, which has a separate toilet for added convenience for the busy household. Moving upstairs are bedrooms 3 & 4. Bedroom 3 faces the front of the home, whilst bedroom 4 has a stunning view of the ocean through a large picture window. The small study/storage room could also be a children's playroom. In the backyard, there is an abundance of space for children to run around, play and explore. Tucked away in the corner, you will find space for a vegetable garden. SUBDIVISION POTENTIAL- 2 Street frontages create the opportunity for subdivision (STPC)- Minimum frontage for a detached dwelling is 12m, semi-detached dwelling is 9m, group dwelling is 18m- Minimum site area for a detached dwelling is 420sqm, semi-detached dwelling is 300sqm, group dwelling is 300sqm The South Coast is one of the fastest growing regional areas, located only 1 hour away from Adelaide. With many new developments happening in the area - such as 30 million town Health Centre Dr. Jones & Partners Medical Imagery and Wohlers furniture store, now is the time to invest in your future. With the short distance between The South Coast and the City, this makes for an easily accessible and popular area for investors, developers, permanent residents and holidaymakers. Don't miss your opportunity - ring Rosie Hage today on 0412 782 395. WHAT WE LOVE - Stunning sea views from the Bluff all the way to Port Elliot- Subdivision potential - Zoned Suburban Neighborhood- Perfectly located for family living - 4 good sized bedrooms spilling with natural light - Beautifully polished wooden floors - Large rear lawn garden - Sizeable garage & undercover car port - Short walk to one of Victor Harbors best beaches SPECIFICATIONS - CT - 5098/496- Built in - 1955 - Land size - 980 sqm- Council - 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: 110