

2/11 Acraman Street, Victor Harbor, SA 5211

P.J.D. REAL ESTATE

Sold House

Friday, 29 September 2023

2/11 Acraman Street, Victor Harbor, SA 5211

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 165 m2

Type: House



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\$415,000

Looking for a bright, spacious & well-maintained unit? Situated right in the heart of Victor Harbor? Where you can leave your car at home & walk to just about everything? Or maybe The perfect easy-care investment purchase? Then look no further - this delightful strata unit in Acraman street is the perfect home for you! • Available to inspect by appointment - please call or email to arrange. This charming home unit is one of just 7 in the group. Tucked in behind the front street facing unit, it is quietly positioned. This entire group is beautifully maintained, with predominantly quiet, retiring neighbours. A central brick-paved driveway accesses the unit, leading to your UMR garage with auto roller door entry. A personal access door opens directly into the home, via the laundry, for ease with shopping etc. Covered entry porch is bordered by pretty rose gardens. Your front door opens into a generous, open plan living & dining room, benefitting from loads of natural light streaming in via the 2 large windows. Modern & neutral décor with updated carpeting & Split system R/C air conditioning. Step through to a cosy breakfast nook adjacent. A sunny spot that is just perfect for your breakfast table, nestled under the window that is positioned to enjoy the morning sunshine. Kitchen is adjoining. A practical space with neutral cabinets topped with soft green benchtops. Plenty of storage both overhead & underbench, with large pantry cupboard & space for a big fridge. Electric cooking & double stainless-steel sink. Your laundry opens off the breakfast nook & provides access to the back courtyard garden & to your garage. A small corridor provides access to the two very good-sized bedrooms. Both benefit from loads of storage space with large built-in robes. Your main bedroom is fitted with a ceiling fan with a large window facing the communal driveway, while the guest room overlooks the rear courtyard. WOW a beautifully updated & modernised bathroom is perfectly set up for those needing assistance while showering. Modern tiling in neutral tones with large shower alcove, trendy timber toned vanity & wc with privacy wall are combined into this single space, making it very easy to manoeuvre around by yourself or with mobility aids. Your rear courtyard garden is paved & bordered by easy-to-maintain hedges & roses. The perfect spot to sit & soak up the sunshine. Fully fenced & totally secure. Sorry no pets are allowed. Garage has automated roller door entry & direct access inside via your laundry. There is a 2nd visitor carpark adjacent. Set amongst quiet, like-minded & retiring neighbours, this home unit is perfectly positioned for your new retirement home, is so easy to look after, set right in the very heart of Victor Harbor, with everything you need right at your doorstep. Location, Location, Location! Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455.