

# 2 Ives Crescent, McCracken, SA 5211



## Sold House

Saturday, 18 November 2023

2 Ives Crescent, McCracken, SA 5211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 840 m2**

**Type: House**



Elisa Wood

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## Contact agent

"Aroha" means love in Māori, and there is so much to love at every turn of this unforgettable home. Set on a quiet street, this home is ideally located just around the corner from nature abundant walking trails along the banks of the Hindmarsh River, but is still so convenient to all the attractions of Victor Harbor. Walks with your kids (or fur children) into Victor Harbor along the river trail, or gear yourselves up for a bike ride along our glorious Fleurieu Peninsula. This area is all about lifestyle, and it delivers in spades. A storybook style cottage sits atop of this generous allotment, which has been thoughtfully & lovingly designed & maintained, with its attractive garden beds, ornamental trees and generous lawned areas. The colonial styled home with its delightfully simple frontage has immediate aesthetic appeal, with the plantation shutters complementing the multi toned brick exterior. The home offers open plan living, dining and kitchen areas, with the focal point being a recently installed gas fireplace- the perfect place for entertaining family and friends in the cooler months. Neutral tones throughout offer the perfect canvas to allow these rooms to really "pop" with fixtures and fittings which will delight the discerning buyer. There is genuinely no stone left unturned in Aroha Cottage's quest for perfection. And all of this can be left in the home and enjoyed by a new owner, if they wish. The kitchen, with its large granite bench tops, also offers gas cooking and plenty of storage, and has a timeless white shaker profile. This home continues to pack a value punch with its thoughtfully designed separate wing with two impressively sized bedrooms (both with built in wardrobes and the main with ceiling fan), which are serviced by a central bathroom offering bath as well as shower. This area also has a separate toilet and laundry, all enclosed behind a contemporary barn-style door. The rear of the home has a lock up garage that could accommodate a conversion into another bedroom, studio, work from home office, or a teenage retreat. So many features to love about Aroha Cottage:- Completely renovated throughout and guest or resident ready- Plenty of parking for vehicles and/or the caravan/boat- Convenient for Hindmarsh River walks, trail riding, pleasant walk to Victor Harbor shops- Stroll to the beach under the Hindmarsh River Bridge- Walk in walk out opportunity negotiable - "Take a Break Holiday Rentals" pleased to assist with holiday letting and can provide an indication of past income received Specifications: Land Size: 840m<sup>2</sup> Build Size: 96m<sup>2</sup> Built: 1978 Frontage: 18.29m C/T: 5643/323 LGA: Victor Harbor Zoning: SN - Suburban Neighbourhood\