

**21 Acraman Street, Victor Harbor, SA 5211**



**Sold House**

Friday, 1 September 2023

21 Acraman Street, Victor Harbor, SA 5211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 224 m2**

**Type: House**



Deb Meagher  
0885559000



Paul Smith  
0417624833

## Contact agent

Experience the charm of this spacious character bungalow-style villa located in the heart of Victor Harbor, just steps away from the Victor Central Shopping Centre. Enjoy the convenience of a flat stroll to the town centre, beaches, shops and various amenities. This captivating home originally constructed in the 1930s, has been thoughtfully upgraded to offer inviting living spaces, all nestled on approximately 224sqm of land. The interior layout is designed to optimize comfort and style. Step inside to find a welcoming front sitting room and a hallway adorned with polished Baltic flooring. The upgraded bathroom boasts modern amenities including a shower and vanity, accompanied by a separate toilet and a dedicated laundry area. Two generously-sized carpeted bedrooms feature built-in storage plus a handy computer nook or study space, perfect for work or study. At the rear of the villa, you'll discover a sunlit and tiled family/dining space seamlessly integrated with the kitchen area. This area is equipped with a split system reverse cycle air conditioner, ensuring year-round comfort. Through elegant French doors, you're led to the rear courtyard, which bathes the interior in natural light and offers a relaxing outdoor extension. Embracing sustainability, the property is fitted with solar panels, contributing to energy efficiency. The convenience factor continues with a spacious single-car garage featuring a remote-controlled door and direct internal access to the home. Off-street parking is secure and private, shielded by property's gates. This versatile property caters equally to those seeking a permanent residence or a holiday family retreat, benefitting from its central location within the Victor CBD. Presently, it is leased until April 2024, making it an ideal opportunity for investors. Arrange a viewing at by contacting Deb Meagher 0429 009 132 or Paul Smith 0417 624 833 and explore the potential of this captivating home. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833