

# 23-31 Gum Avenue, Victor Harbor, SA 5211



## Sold House

Saturday, 12 August 2023

23-31 Gum Avenue, Victor Harbor, SA 5211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 5000 m2**

**Type: House**



Peter Hooper

## Contact agent

UNDER CONTRACT This exquisite property is nestled in a tranquil, picturesque location, boasting close proximity to the pristine beaches, shopping centre, cafés and all other Town amenities. As you step into the beautiful home, be prepared to be captivated by the panoramic sea and hills views that surround you. Resting on an expansive 5000 sq/m (approx.) allotment this property is graced with abundant trees, gardens and terraces creating a serene, picturesque atmosphere. The block holds the potential for subdivision (STPC), offering you the opportunity to explore further possibilities. The substantial stone, brick and hard wood clad home is a true gem of the era featuring four generous bedrooms and two bathrooms. The two living areas are strategically designed to maximize the stunning vistas, seamlessly flowing onto balcony and patio areas. The expansive downstairs area is self-contained with a kitchenette and the family room is a perfect space for entertaining family & friends. Light and airy throughout, the kitchen is delightful, showcasing beautiful Australian Oak cabinetry with corner pantry and modern appliances, including gas cooktop and dishwasher. Upstairs, you'll be delighted by the warm and inviting atmosphere, solid oak flooring throughout the living areas, complemented by a cozy combustion fire, reverse cycle air conditioning and ceiling fans, ensures year-round comfort. The spacious master and 2nd bedroom with built in robes also grant you the pleasure of waking up to wonderful vistas each morning. The large centrally located upstairs bathroom has been tastefully renovated, exuding a contemporary charm. Additional features include 16 Solar panels providing eco-friendly energy, Greenhouse and rainwater plumbed directly to the house. The 3-bay garage (9mx6m) is ideal for housing vehicles, machinery or workshop space with cement floors, power and lighting. This property also offers space for caravan and boat storage on site. Don't miss the chance to call this outstanding property your own. Embrace the lifestyle you've always dreamed of, where nature's beauty meets comfort and convenience. 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. South Coast Realty will not accept any responsibility should any details prove to be incomplete or incorrec