

**25 Churchill Road, Victor Harbor, SA 5211**

**House For Sale**

Tuesday, 30 April 2024



25 Churchill Road, Victor Harbor, SA 5211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 948 m2**

**Type: House**



Nathan Fry  
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Matthew Oldham  
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**\$595,000**

This incredible corner allotment offers a dream come true for the astute investor or renovator! The substantial land holding of approximately 948sqm boasts a solid brick home built in the 1960s, ripe for renovation or redevelopment (subject to council consent).- Solid brick construction- Great entertaining area- Kitchen with dishwasher and electric stove- Ample shedding with concrete floor, power & lights- Comfortable living area- Split system air conditioning, plus gas heater- Separate laundry, separate w.c - Solar system

The corner allotment represents an exciting opportunity, there is potential to renovate the existing home and enjoy the wonderful space or start afresh and redevelop the site and create multiple allotments. The property falls under the Housing Diversity Neighbourhood Zone and which allows for the following:- Minimum frontage for a detached dwelling is 9m with a 300sqm site area; semi-detached dwelling is 8m with a 220sqm site area; row dwelling is 7m with a 180sqm site area; group dwelling is 15m with a 275sqm site area; residential flat building is 15m with a 200sqm site area.- Maximum building height is 9m / 2 levels.

Situated adjacent to the Inman River and centrally located close to a variety of amenities. This is a truly remarkable property with options galore!

Disclaimer - 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. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect - RLA 298107.