

# 27 Acacia Road, Victor Harbor, SA 5211

## House For Sale

Saturday, 13 January 2024

27 Acacia Road, Victor Harbor, SA 5211

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 5743 m2

Type: House



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**825000 - 875000**

Open Sunday afternoon 14 January by Appointment Best Offer by: 7 February @ 12 noon (unless sold prior) Price: \$825,000 to \$875,000

Enjoy the benefits of tranquil rural living, yet you're only a five-minute drive from the beautiful Victor Harbor town centre. This charming rural lifestyle escape is found on a generous 5743m<sup>2</sup> (1.4 acre) allotment, with mains water connected as well as having a further 130,000 litres of rainwater storage connected to the house. The original cottage dates back to Circa 1950 and has been added onto over the years and is disposed to three bedrooms in the older part, with a self-contained studio at the northern end of the home. A lovely entrance hall welcomes you into the home - on either side you will find two equally proportioned bedrooms, both with feature fireplaces with built-in robes either side and lovely polished floorboards. At the end of the hall, you can turn left into the kitchen, or right into the dining room - another room with polished boards. The kitchen features Baltic timber cabinetry and has a feature skylight - the fridge is built-in and is included with the sale and there is a very handy walk-in pantry. Just off the kitchen you will enter the laundry, third bathroom and lobby, which has an additional access point to the front verandah. From the dining room you move into the spacious living room with easy care floating floor - also with access to the front verandah - the master bedroom is accessed from the living room - both rooms with feature plantation shutters. The master has a walk-in robe and modern renovated ensuite bathroom, with shower, full size bath, vanity and separate wc. To complete this side of the home you will find a very handy study (NBN connected), storeroom and internal cellar. The three-bay carport and lock-up workshop links the cottage to the recently renovated studio - this is a wonderful fully self-contained space which adds volumes to the amenity of the offering. The studio would make a wonderful granny flat, teenage retreat, guest wing, or could even be suitable (due to the current high demand) as an income producing permanent rental proposition. The studio has another beautifully appointed bathroom with floor to ceiling tiles, shower, vanity and wc, laundry, extremely spacious open plan kitchen/living/dining and generously proportioned bedroom. The living space has easy care burnished concrete floors, while the u-shaped kitchen is well appointed with plenty of bench and cupboard space. Additional features of the property include two instant gas hot water services, ducted reverse cycle air-conditioning in the older part of the home and a five-panel solar system. The property is found in park like grounds in such a peaceful setting - children and pets will love the space this provides. The enviable lifestyle is sure to appeal with the added attraction of being just so close to schools, shopping, cafes, beaches and all of the wonderful lifestyle benefits that come with living in one of the faster growing regional centres in the country. Lifestyle living with benefits, there is a lot to like here!