

3 Edzell Road, Victor Harbor, SA 5211

P.J.D. REAL ESTATE

House For Sale

Wednesday, 3 April 2024

3 Edzell Road, Victor Harbor, SA 5211

Bedrooms: 2

Bathrooms: 1

Parkings: 6

Area: 1547 m2

Type: House



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\$775,000

Set atop Crozier Road & Edzell Road, enjoying panoramic views across the rooftops of Victor Harbor to the Ocean, taking in the Granite Island & the Bluff & beyond. A substantial land holding of approximately 1540sqm, with a characteristic solid brick 2-bedroom 1960's build cottage insitu. Rear access via Crozier Road leads into this spacious treed allotment, with good shedding available. A long-held & revered family holiday home now ready to hand over to the next generation of ownership. • To view this unique property, please call our office 8552 7934 to make a suitable time. Right in the very heart of Victor Harbor. The solid brick cottage comprises 2 bedrooms, with central "art deco" bathroom, open plan living incorporating your lounge & dining rooms with adjoining kitchen. All presenting the beautiful views via timber sash windows. Split R/C Air conditioning & an original oil heater framing a striking art-deco fireplace sits in pride of place in the lounge room. Master bedroom also enjoys the beautiful vista, with good built-in storage. Sit on your front veranda & enjoy the views & the southerly breezes. A rear positioned sunroom drinks in the warm afternoon sunshine & is a cosy spot for those colder days. Laundry & 2nd WC complete the current floorplan. Ample rainwater storage to maintain the extensive grounds. Twin galvanised sheds provide storage & can house vehicles. This long-held family holiday home is in original yet excellent condition. Ripe for some renovation & extensions. Design & create a fabulous family lifestyle in the centre of town, within easy walking to local schools & shopping, enjoying spectacular ocean views & set on a very spacious block. OR you can turn the home into a fantastic holiday retreat / air BNB cottage, nestled amongst the trees, very private & peaceful & enjoying the stunning vistas. For the astute purchaser, there is the potential for future development available. The current SAPPA Parcel Report suggesting 420m² minimum allotment size with 12m frontage permissible. With a street frontage of approx. 24m and total land area of approx. 1540sqm, plus the rear side access way from Crozier Road, there is the possibility to redevelop the site with 3 individual allotments, all positioned to enjoy the superb views. This would be subject to council approvals. Whichever option appeals, this property offers you plenty of scope. A high demand location within walking distance to the town centre & facilities with exceptional views. Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455