

**31-33 Davies Terrace, Port Victoria, SA 5573**



**House For Sale**

Saturday, 16 December 2023

31-33 Davies Terrace, Port Victoria, SA 5573

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 4904 m2**

**Type: House**



Scott Bockmann  
0427519628

## Auction Jan 27 Onsite USP

Welcome to 31-33 Davies Terrace, Port Victoria! Nestled in a stunning location with panoramic and uninterrupted sea views stretching across the bay to Wardang Island, this exceptional property not only features a high-quality 3-bedroom family home but also presents an exciting subdivision opportunity. This architecturally designed, 1 owner property has been the source of countless cherished moments for the family to treasure, however, it's now time for a new owner to call it home and forge their own unforgettable memories. Crafted from solid brick, your new residence boasts three generously sized bedrooms. The master bedroom offers enchanting sea views, ample storage, and easy access to a two-way bathroom, while bedrooms 2 and 3 feature built-in robes. The well-appointed kitchen is equipped with a dishwasher and a spacious walk-in pantry. Whether you prefer casual meals in the kitchen dining area or more formal gatherings in the opulent living area, this residence offers versatility as the heart of the home. The expansive living space provides breathtaking sea views from multiple angles, with large windows showcasing the natural beauty of the surroundings. This room is a multifunctional space, featuring a sunken lounge, a bar, and ample room for a piano or perhaps even a billiard table. A second bathroom with a shower and toilet adds practicality to the home. The fenced-off rear yard presents an exciting opportunity for subdivision into 4 and possibly up to 6 allotments. You may choose to subdivide the existing south driveway to provide access through to Bowsprit Way, or alternatively, keep the driveway and enjoy ample space for extra shedding or garden and construct a cul-de-sac from Bowsprit Way-subject to council consents. Additional features of this property include:

- Ducted reverse cycle air conditioning for year-round comfort.
- Built-in storage adjoining the kitchen.
- Laundry with a linen press.
- Single carport with an automatic roller door.
- Rear courtyard for outdoor enjoyment.
- An approximate 9m x 6m x 3m high garage with concrete flooring and power.
- Gas hot water system.

This unique property seamlessly blends comfortable family living with the potential for future development-subject to necessary approvals. Don't miss the opportunity to make this outstanding residence your own, embracing both the breathtaking views and the boundless possibilities it presents. Just over two hours from Adelaide, Port Victoria is renowned for its fishing, crabbing, and laid-back country living. If this resonates with the lifestyle you desire, now is the time to take action. This exceptional property will be auctioned on-site on January 27th at 11:00 am (unless sold prior). Contact Scott Bockmann at our Ray White Yorke Peninsula Ardrossan Office on 0427 519 628 to ensure you don't miss out on this opportunity to acquire a remarkable property in the splendid surroundings of the Yorke Peninsula.