

32 Harbour View Tce, Victor Harbor, SA 5211

NEWTON
&CO

House For Sale

Friday, 31 May 2024

32 Harbour View Tce, Victor Harbor, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 770 m2

Type: House



Adele Newton
0423644132

Best Offers By - 13/06/24 USP

INSPECTION BY APPOINTMENT ONLY. CONTACT ADELE ON 0423 644 132 TO ARRANGE AN APPOINTMENT Best Offers By 13th June 2024 - Guide Value \$770,000 USPA leisurely 8-minute stroll to the peaceful seaside surrounds of Kent Reserve overlooking Granite Island, 32 Harbour View Terrace is a rare opportunity to secure not one – but 2 standalone abodes on a single piece of prime coastal real estate: a lovingly updated 3-bedroom lowset with a blend of original architectural features and modern creature comforts, plus a fully self-contained studio out back – both embraced by exquisite cottage-style seasonal gardens connected by sandy pathways through tranquil seating spots. In the main house, charm abounds with polished timber floors running from the entry into the spacious master bedroom and down a central hallway that accommodates a handy recessed office nook. The living area is open-plan and air-conditioned, with a carpeted lounge and dining room flowing into a practically planned kitchen with ample storage and bench space. The other 2 bedrooms, both carpeted with fans and built-in robes, sit between a stylishly refurbished bathroom with full-height tiles, a frameless glass shower, twin vanity, and separate WC. Perfectly distanced from the primary abode by an expansive alfresco entertaining patio that extends along a covered timber walkway past flower-filled gardens up to its verandah, the all-in-one studio provides the opportunity to care for aging in-laws, give growing teenagers some independence, or earn extra income as a holiday rental. Its space-savvy layout comprises a hybrid-floored, open-plan kitchen, meals and living area, a fan-cooled carpeted bedroom, an elegantly appointed bathroom and air conditioning. Both residences have laundries, with the studios attached to an office area. South Coast living with flexibility never looked so good! KEY FEATURES- 2 for the price of 1! Charming 3-bedroom lowset with open-plan living/dining connected by a covered alfresco entertaining area and timber walkway to a self-contained 1-bed studio- All main house beds have ceiling fans and built-in robes, with the front-facing master also boasting AC, polished timber floors, and tranquil vistas over pretty gardens- The 2 other beds, both carpeted and 1 with a full-height built-in bookcase, sit on either side of a renovated bathroom with a space-enhancing frameless glass shower, 2 integrated basins within a twin vanity, and the WC next door- Handy recessed solid timber office bench in the timber floored hallway with shelving above- Carpet through the air-conditioned and fan-cooled combined lounge and dining room, extending into a well-planned kitchen with electric appliances and generous storage- A paved alfresco entertaining patio with a lofty gabled roof, ceiling fan and night lighting- Studio footprint offers a hybrid floored combined kitchen/living/meals area with A/C and electric mod cons, a fan-cooled, carpeted bedroom, an elegantly appointed bathroom with marble style tiles, and a covered timber deck overlooking the sublime rear gardens- Both residences have dedicated laundry rooms- Stunning sandy pathways weave between gorgeous cottage-style coastal gardens brimming with an array of seasonal blooms that can be enjoyed while resting on the benches within a striking, wrought iron gazebo- Garden shed for tool and beach time gear storage- Single carport plus extra open-air off-street parking in front LOCATION- Walking distance to seaside trails and the beach through Kent Reserve – a perfect spot for celebrations and contemplations- A cruisy 4-minute drive to Victor Central for all your supermarket, retail and entertainment needs – or walk a few minutes to nearby Inman River and cross the footbridge to make your way into town along the Esplanade- Mere minutes by car to the South Coast's acclaimed nature havens of Petrel Cove and The Bluff at Encounter Bay SPECIFICATIONS CT - 5583 | 681LAND SIZE - 770 sqmCOUNCIL - Victor Harbor YEAR BUILT - 1970All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Property Code: 207