

**32 Ozone Street, Victor Harbor, SA 5211**

**House For Sale**

Friday, 15 March 2024

32 Ozone Street, Victor Harbor, SA 5211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Carly Schilling

0439860866

**\$475,000 to \$520,000**

This charming cottage is ideally situated only a short distance from the township amenities and beautiful beaches of Victor Harbor. Built in circa 1947, 32 Ozone St is full of character and charm that you are sure to love. Featuring 2 bedrooms, 1 bathroom, carport, single shed, and a generous allotment of approximately 600sqm. This property is perfect for a variety of buyers including investors, permanent residents, and holiday makers looking for a lock-and-leave option. Don't miss out, make sure to include this gem on your inspection list. The floor plan includes:

- Light filled living area with impressive high ceilings, exposed beams, and large timber frame windows offering hill views in the distance. Originally the home had a fireplace which has been since closed off, you could potentially re open if desired
- Spacious main bedroom with built-in robes and feature timber panelling painted in white for a bright and airy feel
- Second bedroom with built-in robes and garden outlook
- Updated kitchen with electric cooking, ample cabinetry, and bench space
- Quaint bathroom with lovely timber panelling, quality tiles, small bath, shower, and separate toilet and laundry area
- Peaceful front veranda for relaxing and enjoying the sunset over the hills
- Private undercover rear entertaining area, perfect for BBQs and gatherings
- Carport with access into the back yard and to single garage with a manual roller door. For those who need caravan or boat parking you could adjust front garden if desired
- Large rear yard is low maintenance and has plenty of space for you to add your own touches

Cherished by the same family for almost 30 years this adorable town centre cottage is a must see. For your very own private inspection contact Carly Schilling today on 0439 860 866. 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. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.