

35 Gum Avenue, Victor Harbor, SA 5211



House For Sale

Friday, 29 September 2023

35 Gum Avenue, Victor Harbor, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 900 m2

Type: House



Sylvie Clarke
0411191005

\$1,080,000

Open Easter Weekend - Sat 30 March, 11:00 to 11:45 am & Mon 1 Apr, 12:45 - 1:30 pm For a Private inspection, please call Sylvie Clarke on 0411 191 005. Stunning property with East-West orientation on 900 sqm land. Discover the serenity of this modern styled home only a step away from central Victor Harbor, Pt Elliot and nearby beaches. Nestled on a scenic hillside with captivating views of Hindmarsh River and McCracken Hill, this 2011 home offers front gardens with wrens residing in the rose garland whilst the backyard tranquil terraced garden features selective native plants. Across the no thru road is the walking trails of the Hindmarsh Reserve. Walk to the beach or into town to visit cafes, restaurants, shops and other facilities. Perfect for entertaining, this home offers 2 distinctly separate living areas with polished Spotted-Gum hardwood flooring, & double French doors providing plenty of natural light filtering into a generous main lounge room. The open plan sitting room & dining room with double French doors allow views of the stunning McCracken Hill, and plenty of natural light. Among the many features of this beautiful home, here are some of the highlights: Central to the home is a modern & well-appointed kitchen with Silestone counter tops, plenty of drawers plus tall Kitchen Tandem Pantry with sliding shelves. German Neff appliances include induction 60 cm cooktop with Neff steam convention oven plus Fisher/Paykel double drawer dishwasher. The large master bedroom/parents retreat has BIR, extra high ceilings, curtains & carpet. The generous bathroom features 2 sinks, large shower & toilet. Bedroom 2 & 3 offer ample space with BIR, high ceilings and carpet. Both have extremely quiet surroundings with the little wrens chatting in the morning. Bedroom 4 is often used as an office, study or hobby room as it leads you thru a sliding door to the grand under covered wood deck with gable roof pergola and features an outdoor kitchen sink cabinet. The main 3-way bathroom has a powder room, separate toilet, including bath & separate clear glass shower. Separate laundry room with AEG front loaded washer allows a separate exit to the outer deck and back yard. Other great features: - * Ducted R/C air-conditioning, quality fixtures and fittings* Solar System - with updated inverter* LED lights through-out the home, many upgrades to electrical, light, outlets, etc* NBN Fibre connected* Storage space under the main house and possible dry cellar* Electric H/W system, 2 x 5000 Lt & 1 x 3000 Lt R/W tanks plumbed to house, separate fire pump * Common effluent system with sump & new macerator pump is connected to city mains. This is a unique opportunity to own this beautiful coastal property on the Southern Fleurieu and enjoy the artistic flair of the décor in a peaceful private location with panoramic views 365 days of the year. For further information or for a private inspection, please contact Sylvie Clarke on 0411 191 005. PLEASE NOTE: 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. Smart Home Vision will not accept any responsibility should any details prove to be incomplete or incorrect.