

**40-42 Grantley Avenue, Victor Harbor, SA 5211**



**Sold House**

Sunday, 20 August 2023

40-42 Grantley Avenue, Victor Harbor, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1283 m<sup>2</sup>

Type: House

## Contact agent

Best Offers By 12noon 8/8/23 (unless sold prior) Price Guide \$895,000 to \$955,000 Welcome to the epitome of Victor Central living, where you'll discover a rare opportunity presented on two titles. This impressive property boasts an expansive landscaped holding spanning approximately 1283 sqm over two titles, offering immense potential and versatility. Step inside the two-storey permanent home and be captivated by its thoughtful design. The main living area, kitchen/casual meals, and dining space are located on the ground floor, along with two bedrooms, a study/bedroom and the main bathroom and laundry. One of the bedrooms on this level can easily serve as a possible master bedroom, making it an enticing feature for semi-retired or retired buyers seeking convenience and accessibility. Experience cozy comfort in the heart of the home - gas fire and split system air-conditioner enhance the main Living/Dining/Kitchen/casual meals area. The kitchen offers dishwasher, pantry, electric oven, ceramic stove top while the sun-drenched casual meals area provides the ideal setting to savor a morning cuppa while admiring the picturesque gardens. Indulge in outdoor bliss with two Private Paved Courtyards - Perfect for Entertaining and Relaxation Venture upstairs to find a master bedroom suite complete with an ensuite bathroom. From this vantage point, you'll enjoy delightful outlooks over the surrounding township, creating a serene and picturesque ambiance. Beyond the main residence lies a detached studio, providing an ideal space for creative pursuits or a private retreat. Adjacent to it, a two-bay carport offers direct street access, ensuring convenient parking and easy entry. A well-designed turnaround circle winds through the lush gardens, creating a seamless flow for vehicles. Additionally, a separate toolshed provides a dedicated space for all your gardening and DIY needs. The potential of this property extends beyond the existing residence. With the inclusion of a vacant land portion, there is the exciting prospect of selling or building an investment property, (subject to all necessary consents) offering the opportunity for additional income. Location-wise, you'll be enchanted by the property's close proximity to the seafront, town centre shopping, and vibrant cafes. Nestled among some of Victor's finest homes, you'll relish in the prestige and exclusivity that this sought-after area offers. Seize this incredible chance to embrace Victor Central living at its finest. Whether you're seeking a permanent residence, a holiday retreat, or a smart investment opportunity, this property delivers on all fronts. Don't miss out on this remarkable prospect. Arrange an inspection today and explore the endless possibilities that await you in this exceptional location. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833