

40 Victor Harbor Road, Mount Compass, SA 5210



House For Sale

Friday, 22 December 2023

40 Victor Harbor Road, Mount Compass, SA 5210

Bedrooms: 4

Bathrooms: 1

Parkings: 12

Area: 2016 m2

Type: House



Denzil Cheesley
0422300718

\$999k - \$1.069m

Situated on approximately half an acre with almost 50m frontage, 40 Victor Harbor Road offers a glorious lifestyle, as well as a myriad of options and opportunities for the lucky buyer. 'Weeroona' ('Resting Place') consists of a magnificent late 1800s, 265m² residence of immense character, extensive garaging and truly glorious rural outlooks will captivate those seeking the grand and the unique - whilst the property might also alert those seeking the venture of a lifetime! The words 'distillery', 'cellar door' and 'gallery' are just a few that spring to mind when considering the property's attributes, position and huge commercial potential (STCC). The front of the home conveys all the charm of yesteryear, whilst at the rear, the large manor-like gardens are dominated by glorious rural outlooks with beautiful Mount Moon as its centrepiece. Here, sprawling grounds offer lush greenery, large lawns, inground swimming pool, patios and wonderful all-weather entertaining. To the side of the home there is also another gorgeous space, shrouded by greenery and elegant stone walls - the perfect nook to enjoy an afternoon novel to the sound of birdlife. An adjacent orchard of thriving fruit trees (with plenty of room for more) will delight those keen on a sustainable lifestyle. Internally, the beautifully presented home conveys historical grace so rarely found, with thick stone walls, soaring high ceilings and grand open spaces - never more impressive than in the wonderful main living area, which also includes large windows looking out over endless rural vistas - and the potential to create a further level of living in the loft area above. Towards the rear of the home, the spacious and elegant country kitchen is complemented by the gorgeous dining and sunroom area, with cosy pot-belly stove heater and wall-to-wall glass providing an abundance of natural light and seamless flow to the rear gardens beyond. On the lower level, the large 'tasting' room oozes period charm and is characterised by a gorgeous leadlight window. A versatile floorplan of three or four very generous bedrooms (with ornamental fireplaces) include a choice of master on either the upper or lower level of the home. The home is serviced by a grand main bathroom with delightful heritage fittings, its showpiece clawfoot bathtub gazing out to the grounds and rural vistas beyond. Externally, the 12m x 12m triple-bay powered garage offers towering clearance, providing all the secure vehicle storage you could possibly wish for, with a huge mezzanine storage area to the rear, separate air-conditioned office & home studio. The second 12.7m x 9.2m powered garage and workshop features a huge sliding barn door and an abundance of rustic charm. An on-site bore and solar system ensures that the home is economical, as well as beautiful. Only 17 minutes from Aldinga Beach, stunning southern beaches are in easy reach in the summer months - and the property is also approximately 50 minutes from Adelaide's CBD. Situated in one of the region's most endearing country townships with local shops, eateries, sporting hub and community school all just moments from your door, 40 Victor Harbor Road promises a lifestyle that we all dream of - and for those with a vision, it also has the potential to be so much more! For more information on this unique property contact Denzil Cheesley today on 0422 300 718 / denzil.cheesley@raywhite.com

- Situated on 2016m² with 48.63m frontage, in 'Township Main Street' zone
- Gorgeous period home of 265m², with massive potential for future commercial ventures
- Sparkling inground swimming pool with adjacent hot/cold outdoor shower, plus outdoor feature stone bar & basin
- Two extra-large garages, plus two smaller tool/implement sheds
- Orchard of established fruit trees, including Plums, Apples, Lemons, Limes, Orange and Figs
- Ducted evaporative air-conditioning
- Bore water with pump (plus easement to creek water supply for handy backup)
- Mains electricity
- Bottled gas