

49 Sutherland Ave, Hayborough, SA 5211

**NEWTON
&CO**

House For Sale

Wednesday, 12 June 2024

49 Sutherland Ave, Hayborough, SA 5211

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 885 m2

Type: House



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Price Guide \$580,000 - \$620,000

An iconic Hayborough haven just three-blocks back from the popular surfers' beach of Chiton Rocks, 49 Sutherland Avenue is a sweeping 1980's family home set on a sprawling 885sqm parcel primed for bright new beginnings. Neatly presented and much-loved for three decades, red-brick charm gives way to spacious interior living potential as the original, open-plan kitchen, dining and separate lounge with glimpses of the ocean just remind you of your surroundings. Together with 3 good-sized bedrooms, central bathroom, and delightful outdoor entertaining area overlooking a seemingly never-ending and sunbathed backyard where lush lawns invite fun-filled play for the kids or family doggo – there's instant appeal and an ease to update if you're eager to grab this prized block as is. That said, with all the excitement and attraction of the picturesque South Coast driving holidaymakers to build their dream seaside homes from the ground up, this coveted address offers mouth-watering possibilities to redesign or sub-develop with limitless architectural potential (STCC). Together one of the best locations this stretch has, putting both the vibrant Victor and quaint Port Elliot arm's reach in either direction... this is a stellar parcel you don't want to let slip through your fingers!

KEY FEATURES– Beautifully maintained and presented original 80's property set on a tantalising 885sqm (approx.) allotment inviting endless possibilities to update and extend, redesign and rebuild from the ground-up, or even sub-develop in this hugely sought-after spot (subject to council conditions)– Light-filled and spacious lounge, as well as lovely open-plan dining and original kitchen featuring skylight, great bench top and bar space to serve and socialise, ample cabinetry and in-wall oven- Split system heating / cooling, along with a gas heater in the lounge room – 3 good-sized bedrooms, all with handy ceiling fans and the master with BIRs– Neat and tidy bathroom featuring skylight, separate shower and bath, as well as separate WC– Practical laundry stepping out to a rear verandah– Delightful all-weather outdoor entertaining area– Charming frontage, long gated driveway with beautiful flowering rose gardens, lush, sunbathed lawn and large mains-powered shed/workshop

LOCATION– 500m stroll to the soft sands and surf of Chiton Rocks for incredible beachside access– Around the corner from your local Coles and ALDI for all your daily essentials, as well as tasty takeaway options– Moments to the McCracken Golf Club for weekend enthusiasts, and Fleurieu Aquatic Centre YMCA– Only 5-minutes to the picturesque Port Elliot and Victor's bustling centre for all your café, restaurant, shopping and weekend entertainment needs

SPECIFICATIONS CT - 5568 | 555
YEAR BUILT - 1980
LAND SIZE - 885 sqm
COUNCIL - Victor Harbor
COUNCIL RATES - \$2,012.60 per annum

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Property Code: 211