

**5 Edzell Court, Victor Harbor, SA 5211**

**Sold House**

Thursday, 17 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$640,000**

UNDER CONTRACT Perfectly positioned in a private cul-de-sac, close to Victor central, with fantastic ocean, island and bluff views this spacious home represents great value in this tight market. A flexible floorplan will allow for dual living with the downstairs accommodation having the ability to be fully self-contained with its own kitchenette, bathroom, spacious living room and 2 bedrooms. The current owners use this downstairs area as an art studio, study and guest bedroom. On this level there is access to a large cellar, the ideal place to store that wine with plenty of extra storage room. Upstairs has easy ground level entry either from the front door or the remote control double garage. This level forms the basis of the current owners main living areas. A well-equipped kitchen overlooks the generous living/dining rooms, which in turn overlooks the Victor Harbor township and distant ocean vistas. Also, on this upper level there is a separate formal lounge room which enjoys the warming winter sun from the north. The master bedroom also has impressive town and water views and is serviced by a spacious two-way bathroom. The second upstairs bedroom is also large with substantial built-in robes, also warmed by the winter sun. Sliding glass doors from the upstairs living room lead into the fabulous rear deck, just the place to entertain and enjoy those special views. A real bonus is the upper-level sunroom... ideal for all weather entertaining or a morning cuppa... it's a real suntrap on a cold winter's day and when the weather warms up simply pull up the new clear awnings and let the breeze through. Another magic place to enjoy those gorgeous views. The gardens are fully established with extensive paving, raised vegie plots and a low maintenance lawned area. There is a rear workshop and a lovely purpose-built green house. Ducted reverse cycle air conditioning, Solar panels and a huge underground rainwater tank adds to the value of this very giving property. Current Vendors are moving interstate, so genuine for sale in this tightly held area.