

**52-54 Bartel Boulevard, Victor Harbor, SA 5211**



**Sold House**

Wednesday, 20 September 2023

52-54 Bartel Boulevard, Victor Harbor, SA 5211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1790 m2**

**Type: House**



Tania Vriends  
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**\$900,000**

This huge double allotment on two titles of approximately 1790m<sup>2</sup> and a whopping 31.7m frontage, is a very rare find right in the township of Victor Harbor. Overlooking CM Thorpe Reserve and Encounter Lakes - less than 70m to the waters edge, or a lazy 500m walk to the ocean front - location really does not get much better than this. A prime location for several waterfront dwellings or multiple townhouses, and with no current plans in place, you have a blank canvas ready to design and develop new residences - subject to Planning SA and Council consents (STCC). Walking distance to amenities such as the hospital and library, and only a 5 minute drive to Victor Central, and street appeal that has been gentrified over the last few years with very high quality homes and townhouses surrounding this unique property. The current dwelling is a circa 1974 double brick, 3 bedroom, two bathroom house and perfectly liveable should you wish to reside or rent, whilst engaging in the development planning phase. The kitchen and lounge are open plan, with a separate dining room, all offering views from the front of the property overlooking Encounter Lakes. The kitchen is well equipped with all modern conveniences including Westinghouse electric appliances, dishwasher and great storage options - there is also a built in buffet offering further storage, complimenting the other cabinetry. Master bedroom has wall-to-wall built in robes, ensuite and water views. The other bedrooms also have built in robes and desks. At the rear of the house is a large family room, office or even a 4th bedroom with built in cupboards across one wall, with a lovely outlook to the back patio. The laundry offers rear access to the yard and there is also a toilet separate from the main bathroom, which consists of a large vanity, shower and bath. Glass sliding doors take you outside to an undercover verandah surrounded by huge date palms and a cottage garden. This property has a vast array of shedding, and brick stables plus a cubby house currently fill the rear of the yard. Brand new colorbond fencing surrounds the 3 sides of the property, due to the nature of new developments along the street and behind the property, installation of fencing is quite recent. For more details and to arrange a private inspection time, please call Tania 0407 970 916. Disclaimer - 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. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect. RLA298107