

# 56 Heysen Parade, Hayborough, SA 5211

## Sold House

Saturday, 12 August 2023

56 Heysen Parade, Hayborough, SA 5211

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 540 m<sup>2</sup>

Type: House

## Contact agent

Slipping perfectly into the first-buyer, investor, or down-sizer bracket, this charming 3-bedroom cottage-style abode, built by Rob Foley, could be the South Coast shot at affordable gold you've been waiting for...From its stone facade, heritage hues, exceptional garaging, alfresco entertaining, and front fence security no other Heysen Parade home has, is a home really pushing forward its easy-living simplicity - with a hint of exciting X-factor. Awash in antique whites and openly planned from entry, the seamless nudge of living and dining spaces are joined by a sunlit nod to the calming hills ahead. Storage throughout is a standout; from the custom inbuilt TV-turn display unit to the hallway linen storage and built-in robes to each bedroom - walk-in robes to the master - it'll hardly feel like downsizing at all. Sharing more ample cabinetry, a wall oven you don't need to bend for, and a bench-top wrap serving the sunny breakfast nook, the timeless kitchen caters to the crowds you'll inevitably host. Crowds that'll happily join you for weekend BBQ's under the all-weather pergola, pitched for valuable daylight, and surrounded by shrubs-only upkeep - or sweep the paved slate clean for potential carport to double garage drive-through access. In soft neutral continuity, the central bathroom splices into 3 for a corner spa and shower room, separate vanity, and adjoining WC; tiled bedroom 2 flips for guests, art or crafts, while the generous master retreats quietly to the back. And while you savor your spot between the sea and hills, there's something to sustain everyone's lifestyle beyond the circular paved driveway: Chiton Rocks SLSC, McCracken Country Club, Port Elliot jaunts, private and public schools and colleges, plus every big-name retail, grocery, or hardware need all moments from Victor's buzzing town centre. Rolling hills, nautical history, rural wineries and distilleries, and a coastline teeming with whales come winter; why make your visit seasonal? Come to life by the hills & sea: Character stone-fronted cottage design Fully fenced front & low-care backyard 3 bedrooms | 3-way family bathroom with spa Double carport with twin auto roller doors 6m x 6m rear powered garage with dual roller doors 1.5kW solar (8 panels) Tiled traffic areas All-electric kitchen appliances Fujitsu split system comfort to living room Mains water & sewer Side shade house/fernery An exceptional starter or retirement option.