

**63 Cornhill Road, Victor Harbor, SA 5211**

**P.J.D. REAL ESTATE**

**House For Sale**

Thursday, 4 January 2024

63 Cornhill Road, Victor Harbor, SA 5211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 492 m2**

**Type: House**



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**\$675,000**

The choice is yours! Make the most of the amazing lifestyle on offer here in our beautiful seaside township & enjoy the scenic ocean views available to you from the upper-level balcony, master bedroom & informal study area. Live a life of ease with low maintenance paved grounds, edged with raised garden beds for a few veggies, herbs & fruit trees & embrace the central location, where you can stroll into the CBD & to the beach anytime you like. 63 Cornhill Road is an ideal family-sized home that is perfectly positioned in the centre of Victor Harbor. • Inspection by appointment, please call or email to arrange. Extensive brick retaining provides a planted border for the roadside elevation with steps leading to a highset brick home, faced with attractive bay windows looking to the street. A substantial paved driveway leads up to the Colourbond shed / workshop provides for plenty of off - road parking space for your vehicles. Double leadlight doors open into a spacious & light -filled home. Downstairs is comprised of one big & open room, that is zoned to incorporate your living, dining & kitchen. You will be impressed with the space & the tall ceilings that flow throughout. Embrace the natural light that flows inside via 3 bay fronted windows, multiple side windows & the sliding glass doors that open to your outdoor entertaining area & rear garden. Contemporary timber kitchen is conveniently placed in one corner & convenient to whole room. Equipped with electric appliances including ceramic hob & under-bench oven. Neutral benchtop surrounds 2 sides for good workspace. Plenty of under bench storage options with a wide island bench & tall pantry store. Dining alcove is adjacent, with patio doors opening to the undercover entertaining area. A corridor behind the kitchen accesses a generous under stair storeroom, downstairs loo & the laundry. Carpeting flows over the lounge / living space (& could do with a revamp) while the kitchen & dining alcove has practical vinyl flooring. Head upstairs. The "landing" is a fabulous study nook / home office or a quiet seating area for relaxing & reading. Enjoy the window views across the rooftops to Mt Breckan Castle & onwards to the blue seas or step out onto your personal balcony to appreciate them more. Great accommodation for your family / for guests or for holiday accommodation with 3 generous bedrooms, master enjoying a personal ensuite bathroom & there is a separate family bathroom for everyone else! Added features include Ducted & Zoned R/C air conditioning on the upper level, with split system on the ground floor. 14 Solar Panels assist with power costs. Outside is easy-care. A timber pergola is a fabulous entertaining space, with slatted screens for privacy. Raised garden beds border the fence line, ideal for growing your veggies, herbs & fruit trees. A timber enclosure on the far side can be a home for a few chooks or a fernery. There's a small shed for storage & the 6m x 4m Colourbond shed for parking or for workshop. • Treat yourself to a perfect permanent home in a fabulous location or invest in your future with an inviting holiday retreat. Ready & waiting for you to make it your own. Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455