

67 Dodson Rd, Encounter Bay, SA 5211

House For Sale

Tuesday, 30 January 2024

NEWTON
&CO

67 Dodson Rd, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 760 m2

Type: House



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Best Offers \$575,000

Well positioned in this whisper-quiet and popular locals' pocket of the South Coast, close to the ocean's edge and moments further to the iconic walking trails of The Bluff and Petrel Cove, 67 Dodson Road is a big block beauty brimming with long-term potential. Neat and tidy to a tee, this well maintained and all original 70's home sees a light-filled 3-bedroom footprint and wonderfully open and airy lounge, dining and classic kitchen. Set on a sweeping 760m² parcel, securing such a lucrative allotment that lets you live or lease while taking your time to explore exciting redesign and rebuild possibilities for future transformation (STCC) is an opportunity not to let slip through your fingers. Nestled in this tightly held enclave of Encounter Bay just minutes from the thriving centre of Victor Harbor, this has all the makings of a perfect base to build the holiday dreams you've always wanted!

KEY FEATURES - Well maintained all original property featuring a lovely and light-filled open-plan lounge and dining zone with cosy combustion heater and wide windows - Practical timber-clad kitchen, laundry and original bathroom with separate WC - Generous main bedroom, as well as 2 additional ample-sized bedrooms, all with handy BIRs - Large 9m by 6m garage - Sunny front and rear yards with lush lawns - Excellent rental option while secure a sizeable block - Set on an exciting 760m² (approx.) allotment inviting huge redesign, rebuild or subdivision potential (subject to council conditions)

LOCATION - Quiet locale neighbouring like-minded South Coast seekers and holiday makers - Only 1km to the beach, and moments further to the scenic walking trails of The Bluff and Petrel Cove - A quick 7-minute drive to Victor Harbor bustling with popular cafés, restaurants, as well as all your shopping and entertainment needs

SPECIFICATIONS CT - 5501 | 257LAND SIZE - 760 sqmCOUNCIL - Victor Harbor All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Property Code: 178