

84 Davies Terrace, Port Victoria, SA 5573



Sold House

Thursday, 5 October 2023

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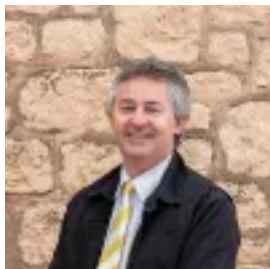
Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 1083 m2

Type: House



Scott Bockmann

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Contact agent

Open Inspections Cancelled This four-bedroom family home enjoys sweeping and uninterrupted views of the bay out to Wardang Island and the Spencer Gulf beyond. The property boasts a prime position only a couple of minutes from the sheltered waters of a wide sandy beach on the northern end of town. Situated on the esplanade, it is only a short drive to Port Victoria's shopping and sporting facilities, Port Victoria Hotel and boat ramp. Completed in 2014 on a large 1000 sqm allotment, this large home of 339 sqm is placed on the high side of the road to the front of the block, with sea views from the large main living area and master suite that can never be built out. The front verandah spans the entire length of the house and provides entry to the massive living area which encompasses lounge and dining areas as well as the entertainer's kitchen with 6-seater breakfast bar. The high quality 2pac cabinetry with Diamond Gloss bench tops provide a wealth of soft close deep drawer storage, an appliance cupboard and a three-door pantry. The chef's cooking requirements are met by 900 cm Smeg Induction Cooktop and LPG gas fired Oven & 900 cm S/S & glass Omega range hood with tiled splash back, as well as a Smeg Convection Microwave. Twin bowl S/S sink hosts a Billi Eco water Boiler/Chiller/Filter, perfect for that quick cup of tea or cooling drink of water and the servery opens up from the kitchen to the fully tiled family room. A tiled utility room leading off the kitchen is currently used for storing a wine cabinet and additional freezer and fridges but could ideally suit as a study, or hobby room, or be readily converted to a butler's pantry. Adjacent to the kitchen is a stylish laundry with the same quality cabinetry, ample storage and bench tops to make doing the laundry a pleasure - almost! Three double/queen bedrooms (2 with BIRs) at the rear of the house (one is currently used as an office) are serviced by a well-proportioned family bathroom and separate toilet with hand basin. A large cupboard in the lobby provides ample room for storage of linen and other items. All this accommodation surrounds the family room which can be isolated from the main living area at the front by a glass paneled door. This area can also be accessed through the kitchen or passageway. All door and window placements provide the property with excellent cross ventilation from whichever way the wind blows! The tiled family room gives access to a patio area through commercial grade stacker doors and has overhead fans and a wall heater. There are also Daikin RC Split systems to the Master bedroom, office and living area, as well as ceiling fans and a Eureka wood fire burner to the living area. Timber lookalike tiles from Italia Ceramic flow throughout the main living areas and passage giving way to quality carpets in all bedrooms. To the other side of the dining area is the secluded master suite with a large bedroom to accommodate a king size bed, walk-in dressing room and ceiling to floor tiled ensuite with walk-in shower, bath and separate toilet. The ensuite also hosts another large linen/storage cupboard. To the rear of the block there is undercover garaging for up to 4 cars in the large 4 bay garage (12 m x 9 m x 3 m) which also has ample room for storage and workshop. Adjoining the main garage there is a handy a 5 m x 4 m shed - currently a perfect man cave/she shed with fish cleaning facilities for the fishers. The rear simplicity of the property provides "lock-up and leave" freedom with no concern for high maintenance garden beds, while the attractive shrubs in the front of the house are serviced by a timed irrigation system. Additional features include 2 x 20,000 litre rainwater tanks, pumped to house (mains water also connected), 2700mm ceiling height to living area and master bedroom, gas hot water system, and security shutters on road facing windows. Just over two hours from Adelaide, Port Victoria has grown in popularity as a destination for holidaymakers, sea changers and fishers alike. Known as a whiting and crabbing hot spot the town has a jetty and boasts a boat ramp providing all weather launching facilities and a base for the Royal Volunteer Coastal Patrol for maritime emergencies. Being sold by auction on site November 4th at 10.30am (unless sold prior) contact Scott Bockmann at our Ray White Yorke Peninsula Ardrossan Office on 0427 519 628 to make sure you don't miss this opportunity to buy an exceptional home in a unique location on the fantastic Yorke Peninsula.