

**87 Cudmore Rd, McCracken, SA 5211**

**House For Sale**

Tuesday, 13 February 2024

NEWTON  
&CO

87 Cudmore Rd, McCracken, SA 5211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 739 m2**

**Type: House**



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## Price Guide \$690,000 - \$730,000

Spilling with modern feature and finish, while merging a gentle coastal lean that gives McCracken the perfect blend of recently developed designer neighbours with that unmistakable South Coast vibe, 87 Cudmore captures a picture-perfect lifestyle primed for all ages. From established families to style-seeking couples eager to plant their feet in this thriving coastal pocket, enjoy light-filled open-plan entertaining headlined by a spacious chef's zone ready to socialise and scan across this beautiful space. Together with wide glass sliders opening to a stunning decked alfresco looking out over the sunbathed backyard sprawling with lush lawns, dotted with feature palms, and ending with a massive garage/shed for all your water sport, seaside toys and golf cart. This superb and sweeping footprint delivers an idyllic base to call home. With creature comforts meeting the well-conceived floorplan, you'll find a splendid master bedroom complete with walk-through wardrobe and luxe ensuite, 2 additional ample-sized bedrooms both with handy built-ins, sparkling modern bathroom featuring separate shower and sumptuous bath, while powerful ducted AC and a crackling combustion heater keeps you climate comfy year-round. Well positioned in this relaxed, locals' enclave just behind the scenic McCracken Golf Club, and arm's reach to Victor's bustling centre, as well as the iconic charm of Port Elliot... this is every bit beachside bliss surrounded in modern suburban style.

**KEY FEATURES** - Beautiful open-plan kitchen, dining and living gliding over hardwood timber floors, gently raked ceiling and spilling with natural light for a wonderful entertaining experience - Spacious foodie's zone flush with sweeping bench tops for stress-free cooking, abundant cabinetry and cupboards, pendant lighting, gleaming stainless appliances including dishwasher, and lovely backyard views - Stunning timber deck alfresco with all-weather verandah inviting picture-perfect morning coffee routines, sunny lunches and balmy twilight evenings with friends - Generous master bedroom featuring plush carpets, ceiling fan, direct access to the decked outside, WIR and luxe ensuite (soon to be completed) - 2 additional ample-sized bedrooms, both with BIRs and one with ceiling fan - Newly tiled luxury main bathroom featuring walk-in shower, relaxing bath and matte black fixtures - Family-friendly laundry, powerful ducted reverse-cycle AC throughout, cracking combustion heater in main living, and bill-busting 17x panel solar system - Sprawling and sunny backyard offering plenty of room for the kids to play or family pet to happily roam across lush lawns - Huge garage/shed fully powered, as well as an adjoining rumpus room, gym or studio space - 10,000-litre (approx.) plumbed rainwater tank - Charming street frontage with secure carport

**LOCATION** - Nestled in this quiet and scenic pocket of McCracken just 1km from the water's edge - Around the corner from Coles, ALDI and Bunnings for easy access to all your daily essentials - A quick 5-minutes to central Victor for all your café, restaurant and entertaining needs - Arm's reach to Port Elliot, Middleton and Goolwa for incredible South Coast lifestyle options

**SPECIFICATIONS** CT - 5647 | 591 Land Size - 736sqm Council - Victor Harbor

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