

**89 Sutherland Avenue, Hayborough, SA 5211**

**Sold House**

Friday, 1 September 2023



89 Sutherland Avenue, Hayborough, SA 5211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 594 m2**

**Type: House**



Ben Heaslip  
0885523744



Daniel Stock  
0885523744

## Contact agent

Conveniently positioned between the townships of Victor Harbor and Port Elliot, 89 Sutherland Avenue offers easy access to various amenities and services being walking distance to Coles and Aldi supermarkets, while close to local schooling and popular Hayborough beaches. Situated on approx. 594sqm allotment boasting dual street access, with the home fronting Sutherland Avenue and having rear access from Mentone Road to the workshop shed. Upon entering, the formal lounge/ dining area fronts the home, with R/C Air Conditioning for heating and cooling comfort year round. Central kitchen is equipped with electric appliances, dual sink, and pantry with surrounding cupboards and drawers. The family living flows out to the pergola, creating a seamless transition for outdoor entertaining. Main bedroom is spacious and features a walk-in wardrobe that connects to the ensuite bathroom. Bedrooms 2 and 3 are located off the family living area. Main bathroom consists of a vanity, shower, and bath, with a separate w.c. Laundry includes a fixed trough and a linen cupboard, with additional linen cupboard in hallway. In the rear yard, there's a raised lawn and garden area, providing outdoor space for kids to play. This area leads up to the workshop shed, which can be accessed from the rear of the property via Mentone Road. A centrally located family home offering a fantastic coastal lifestyle, for more information & inspection times contact; Ben Heaslip 0439 860 891 | Daniel Stock 0499 917 266

**FEATURES:-** R/C Air Conditioning- Solar HWS- Dual Street Frontage- Workshop Shed- Rainwater (Garden Use)

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