

**9 Almond Ave, Victor Harbor, SA 5211**

**NEWTON  
&CO**

**House For Sale**

Thursday, 16 May 2024

9 Almond Ave, Victor Harbor, SA 5211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 491 m2**

**Type: House**



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## Best Offers By - 4th June 2024 USP

Surrounded on two sides by a leafy reserve and with direct access to the scenic walking trail that follows the Inman River down to the sandy shores of Victor Harbor beach, 9 Almond Avenue is an idyllic property for nature lovers looking to exchange the hustle of city life for coastal serenity in a modern 3-bedroom home with fantastic outdoor entertaining areas and a spacious interior that gets the balance between contemporary comfort and cosy 'feel good' vibes just right! Angled roof lines softened by creeping vines create a striking first impression and you can easily imagine kicking off your sandals at the front door after a rejuvenating beach swim. Inside, honey-toned hybrid timber floors tempt you from the main entry and front living room down a central passageway, past an open lounge/rumpus, and through to a light-filled kitchen, family, and dining zone with soaring raked ceilings, fans to complement a wall-mounted AC unit, and a pot-belly-style fireplace to warm up cool winter evenings. A big timber deck extends off the family/dining area and catering to gatherings out here will be super-easy from a well-appointed kitchen with a gas cooker, dishwasher, walk-in pantry, and a twinkling trio of pendant lights above the island bench. Equipped for all-season entertaining with a roof and its own set of pendant lights, the deck overlooks a magical grassy yard with raised veggie beds, an open-air firepit nook, and handy workshop, onto a forest of gorgeous gum trees in the reserve behind the back fence. At day's end, there are 3 carpeted bedrooms to retreat to; 2 have built-in robes and share a swish main bathroom with an inviting freestanding bathtub and shower, while the larger master has a walk-through robe into an elegant ensuite with a shower and a lengthy mirror above its stylish floating vanity. All up, this property is the dream answer to anyone's wishes for a life less hectic – whether full-time or for easy weekend escapes.

**KEY FEATURES** - Multiple light-filled internal social spaces including a front living room, lounge/rumpus off the hallway, and an airy, open-plan kitchen, dining, and family room with lofty raked ceilings and dual sliders onto the back deck - Entertainer's kitchen with a big walk-in pantry, dishwasher, gas cooker and island bench - Stunning covered timber deck off the rear family/dining room – perfect for year-round BBQ's or lazing the day away looking across the private lawned yard onto the leafy trees in the adjacent reserve - Bonus side verandah – also covered and a top spot for a morning coffee - Hybrid-timber floors through all the main traffic/living areas and plush carpet in the 3 bedrooms - Data cable running throughout the home and 8.6 ceilings - 2 beds have built-in robes while the master has a walk-through wardrobe into a stylish ensuite - Second family bathroom has another chic floating vanity and both a shower and a sumptuous freestanding bathtub - Ducted evaporative cooling, 7kw split system heating and cooling plus ceiling fans - Secure single garage plus 2 carports (one at the front and the other at the side) for additional vehicle or boat storage - 3.6 meters wide - Huge 24sqm workshop/hobby room out back with built-in shelving and loads of room to store fishing rods, kayaks, stand-up paddleboards, and other recreational gear - Built by local boutique builder Magor, fully insulated internal and external including underfloor insulation.

**LOCATION** - Step off your back deck and straight onto scenic waterside trails along the Inman River and about a 10-minute stroll to the beach - Only a 5-minute drive to lively Victor Central for all your shopping, café, restaurant and entertainment needs - 10-minute drive to kick off welcome weekend walks at The Bluff and Petrel Cove - Easy 8-minute drive to Victor Harbor Primary School and just a short 9-minute stroll to Victor Harbor High

**SPECIFICATIONS** CT - 5987 | 412 Land Size - 491 sqm Council - Victor Harbor Builder - Magor Builders Built in - 2015 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: 205