

9 Gum Avenue, Victor Harbor, SA 5211

House For Sale

Tuesday, 30 April 2024

9 Gum Avenue, Victor Harbor, SA 5211

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 766 m2

Type: House



Carly Schilling

0439860866

\$475,000 to \$520,000

Nestled amongst the gum trees you will find this 1960's residence perfectly positioned within walking distance to Victor Harbor Primary School, Hindmarsh River walking tracks and the beautiful Victor Harbor coastline. Offering 2 bedrooms, 1 bathroom, single garage and very generous allotment of 766sqm approx. You will enjoy the peace and quiet whilst being close to all township conveniences. Floor plan comprising of:

- Light living area with timber flooring and large windows taking in the surrounding greenery. Combustion fireplace and split system air conditioning
- Separate dining area
- Kitchen has lots of cabinetry for storage, electric cooking and overlooks the rear yard
- Front decking area is a peaceful place to relax and unwind to the tranquil sounds of birdlife
- 2 spacious bedrooms, both with built robes
- Bathroom with shower and bath, separate laundry with W/C
- External storage area under main roof plus large garden shed
- Garage under house
- Tiered garden with meandering paths, lovely trees and plenty of space to add your own veggie patch if desired

Currently tenanted for \$385 per week by quality tenants. Lease expires Oct 2024 however they would love to stay on if an investor is involved. For your very own inspection contact Carly Schilling on 0439 860 866. Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.