

177 Victoria Road, Largs Bay, SA 5016



House For Sale

Wednesday, 19 June 2024

177 Victoria Road, Largs Bay, SA 5016

Bedrooms: 3

Bathrooms: 1

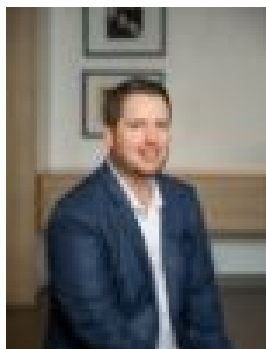
Parkings: 4

Area: 488 m2

Type: House



Dave Stockbridge
0413089910



Steve Spurling
0421571682

Price applied after first open

Nestled a short stroll from the golden sands of Largs Beach, this cute cottage is lovingly presented and ready for you to move into and enjoy from day one. Ideally situated with easy access to all the conveniences of the Port, this property is a matter of metres away from wonderful open spaces and with the beach beckoning a short distance away it's easy to see the attraction to the lifestyle. With the character and style of yesteryear offering inspiration for further renovations, this home has been dutifully attended to by our house proud vendor for over 30 years. The time has come to pass on the baton to a young family that will love the home as much as this family has as our vendor seeks to downsize to enjoy retirement. Available for the first time in decades it's easy to see why this family have enjoyed the location so much and been so hesitant to move before now. Set on a generous, yet easy to manage allotment, this home offers more space outside than most modern villa or courtyard style homes whilst offering similar size inside with 3 traditionally proportioned bedrooms boasting built in robes for extra storage. Upon entry, you are greeted by a traditional front room that is flexible enough to assume the role of lounge room, home office or playroom such is this room's utility. The kitchen is the heart of many homes and here this one benefits from bench and cupboard space aplenty so whether you are preparing mid week meals or creating culinary delights for life's milestone moments here you have the room you need. Rarely do homes of this nature boast a second living area and this roomy rumpus is the ideal primary casual living space. Summer sunsets will never be the same as you entertain under the west facing veranda that flows from the glass sliding doors of the living room. Parking undercover is plentiful with the carport affording parking securely behind the roller door and access to the garage. One of the benefits of buying one of these Mid century residences is the allotment size that permits room for cars, a decent shed and a backyard large enough for kids to kick balls and pets to play. Ready and waiting for you, there is scope to apply your own finishing touches so you can add even greater value over time. Opportunities to secure affordable real estate in such close proximity to the beach, near an effervescent commercial hub that's close to one of the states most publicised projects are fading quickly and so this represents an excellent chance for those seeking to enter the market to make their move now whilst they can still afford this lifestyle. ****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. ****PRICING**** For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 5390/731 Land Size: 488m² House Size: 105m² Year Built: 1940 Zone: General Neighbourhood Council: Port Adelaide Enfield RLA 232366