

34 Mentone Road, Hayborough, SA 5211

House For Sale

Thursday, 11 July 2024

34 Mentone Road, Hayborough, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1404 m2

Type: House



Carly Schilling

0439860866

\$775,000 to \$825,000

This quality residence is located in heart of Hayborough offering a unique position adjacent a reserve. Here you have huge bonus of having 2 titles, creating an impressive allotment of 1400 sqm approx. giving the flexibility to subdivide (STPC) or keep as a whole and enjoy all the space you could ever desire. The home itself was built by highly regarded local builder, Virgin homes, in 1993 and offers generous floor plan of 4 bedrooms, 2 bathrooms, multiple living areas, brand new flooring, double garage plus single garage and plenty of off street parking for your caravan, boat and trailer. Finding a solid brick residence on a corner position with this kind of land size is extremely rare. Floor plan comprising of • Spacious L shaped living area, automatic roller shutters, exposed brick, split system air conditioning • Open plan kitchen and living, split system air conditioning, NBN, built in display timber cabinetry • Kitchen has plenty of cabinetry, wall oven, dishwasher, electric cooking, walk in pantry all overlooking rear yard • Main bedroom has 3 bay built in robes, convenient ensuite with shower, toilet and vanity • 3 additional generous sized bedrooms 1 with built in robes • Main 3 way bathroom with bath, vanity area with lots of storage and separate W/C • Large laundry with access outside • Wide inviting entryway • Rear yard with paved open air patio, overlooking gums trees in adjacent reserve. Sit back and relax to the tranquil sounds of birdlife • Single garage with auto roller door, direct entry into the home. Double garage with cement, plenty of off street parking for boat or van. Side access off Manley Grove giving your further opportunities for off street parking • Large fruit orchard, veggie patch and shade house • Lovely front gardens with lawn pop up sprinklers 2 titles with Subdivision potential (Subject to Planning Consent) Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 300 sqm Other special features include - New flooring throughout the residence - Freshly painted - NBN connected - High ceilings - Double brick - Security shutters on windows - Rain water Hayborough is a thriving suburb with an array of facilities at your door step including Cole's, Aldi, Bunnings, Wholers furniture store, aquatics centre, Encounter Lutheran College, only 5 min to Victor Harbor and 5 min to Port Elliot. A property of this size, with so much flexibility is sure to attract strong interest, to save disappointment contact Carly Schilling today on 0439 860 866.* Virtual furniture used for illustration purposes 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.