

36 Imperial Circuit, Victor Harbor, SA, 5211

NEWTON
&CO

House For Sale

Thursday, 26 September 2024

36 Imperial Circuit, Victor Harbor, SA, 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

BRAND NEW SINGLE LEVEL HOME CLOSE TO TOWN

Mere minutes from the vibrant township heart of Victor itself, this just built 4-bedroom brick-faced lowset presents its lucky first occupants with the very best of the South Coast experience offering equally excellent proximity to the rejuvenating waters that attract visitors to the Fleurieu Peninsula from near and far as the verdant valleys that embrace this popular seaside hub.

Stylishly appointed as you'd expect from a new build, with ducted A/C for all-season comfort, this family-friendly layout places ample distance between a street-facing master retreat, with a WIR and ensuite, and the 3 other bedrooms, also carpeted but with BIRs and use of a spacious family bathroom. The combined kitchen, dining, family/meals area a welcoming hub with hybrid timber floors, all the cooking mod-cons, a big WIP, and sliders onto a sweet alfresco patio spilling onto a grassy backyard is complemented by a carpeted second living area off the hallway.

If brand new is you, and the South Coast lifestyle what you've been dreaming of with its allure of daily seaside strolls, five-star recreational amenities, quality schooling and a vibrant community culture then your search stops here!

KEY FEATURES

- Brand new family-sized brick lowset in one of Victor's exciting new residential pockets
- Light-filled open-plan kitchen, dining and family/meals area at rear with fashion-forward floating timber floors and sliders out to an intimate covered entertaining patio
- An additional living space open to the central hallway, taking in abundant natural light through a window in the wall it shares with the dining area or could be enclosed and made into a media room
- Swish kitchen fit out for the household cook with a big walk-in pantry among reams of storage, window splash back behind gas cooker, dishwasher, and twin sink in the dining bar
- Airy outdoor patio spills onto play-friendly lawns in a generous backyard with high retaining walls and fences for party privacy
- Large master bedroom, blissfully on its own out front, with leafy views through a pair of vertical windows, spacious WIR, and ensuite with shower
- 3 more carpeted bedrooms with BIRs positioned around a stylishly tiled family bathroom with shower and tub, a laundry with access out to the clothesline, and a private WC

- Remote entry lock-up double garage with extra parking on front drive
- Freshly laid turf front and back; green thumbs just add more plants to create a dream garden

LOCATION

- Zip into Victor in 4-minutes for the weekly grocery run, coffee catchups, a long lunch or to kick off a waterside stroll along The Esplanade
- Top local schooling all less than 6-minutes from your door: Victor Harbor Primary/High and Encounter Lutheran College
- About halfway between Victor Harbor Golf Club and McCracken fairways
- Central to a swag of beautiful surf beaches at nearby Port Elliot, Middleton, and Goolwa
- Only a 10-minute drive to The Bluff to kick off stunning South Coast trails

SPECIFICATIONS

CT - 6278 | 573

LAND SIZE - 551 sqm

COUNCIL - Victor Harbor

COUNCIL RATES - \$527.40 per Quarter

YEAR BUILT - 2024

BUILDER - Metro Homes

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: 240