



5/11 Acraman Street, VICTOR HARBOR, SA 5211

Prime Central Location.

Are you searching for:

- A bright, spacious & well-maintained home unit?
- Situated right in the heart of Victor Harbor?
- The perfect destination for your retirement years?
- A home where everything you need is just steps away?

Then look no further - this delightful unit in Acraman Street is the perfect home for you!

- Available to inspect by appointment - please call or email to arrange.

This charming home unit is one of just 7 in the group. Discretely set towards the rear of the complex, offering you peace & privacy. This entire group is beautifully maintained & set amongst well cared for grounds with pretty gardens. Surround yourself with quiet retiring neighbours.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P180059

SALE DETAILS

\$565,000

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Joanne Dean
0407 524 401

A central brick-paved driveway provides access to the units in this group. Drive into your garage UMR with ease. A 2nd guest park is right next door to your garaging. This home unit features 20 Solar Panels, rainwater plumbed directly into the kitchen & the HWS has been recently updated.

Covered entry porch is bordered by the pretty native & rose gardens. Your front door opens into a generous living room, benefitting from loads of natural light streaming in via the front window. Soft window furnishings & neutral décor with carpeted flooring creates an elegant formal room. R/C Air conditioning for your comfort.

Step through into a good-sized kitchen with a cosy breakfast "nook" nestled under the window. Your kitchen is a practical space, offering you good storage options with both overhead & under-bench cabinets & a tall pantry store. Workbench to 3 sides, with double stainless sink set under the window. Electric oven & ceramic cooktop with rangehood.

A good-sized laundry opens from the dining alcove. Home to the integral access for your garage & back door entry to the outside.

There are 3 bedrooms in this unit. All are accessed via a short corridor leading from the living room. All are a good size & have built-in robe storage. Your main bedroom is fitted with ceiling fan & enjoys loads of sunlight via the large window that faces your private courtyard garden at the end of the home. The versatility of the layout offers you the flexibility of formal dining room or home office if 3 bedrooms are not required. A traditional family bathroom services the 3 bedrooms & is home to shower, bath & vanity unit with separate wc. Neutral tiling in soft beige tones.

Your rear courtyard garden is very private & quite generous. Set at the far end of the unit. Grounds are concreted, with some native plantings & good-sized tool shed + a traditional hills hoist clothesline! Fully fenced, & totally secure. Sorry no pets are allowed in this group.

Garage has automated roller door entry & direct access inside the property via your laundry. Handy for unloading shopping on wintry days. A designated guest park is adjacent.

Set amongst quiet, like-minded & retiring neighbours, this home unit is perfectly positioned for your new retirement home, is so easy to look after, set right in the very heart of Victor Harbor, with everything you need right at your doorstep.

Such a superb location.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

Other features: Close to Schools, Close to Shops, Close to Transport, Roller Door Access

- Land Area 252.00 square metres
- Building Area: 120.00 square metres
- Bedrooms: 3
- Bathrooms: 1

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- Car Parks: 1
- Single garage

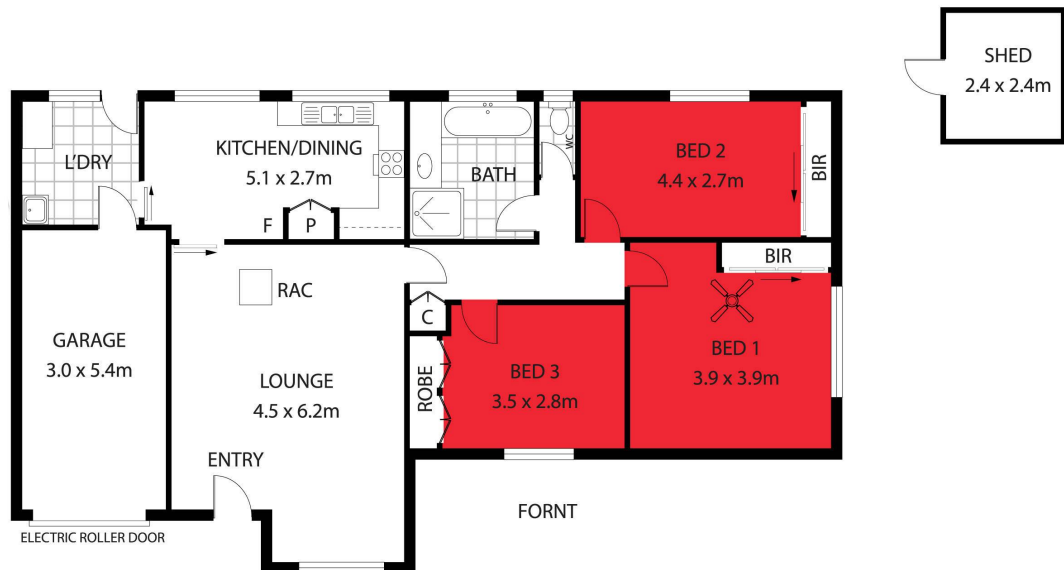








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VICTOR HARBOR



This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
Produced by Open2view.com

