



14 Folkestone Terrace, VICTOR HARBOR, SA 5211

Character, Comfort & Convenience – All in One!

Best Offers By 12noon 7/10/25 (Unless Sold Prior)

Price guide \$620,000 - \$660,000

Welcome to 14 Folkestone Terrace â## a charming freestone-fronted family home nestled on a generous 784sqm allotment in a peaceful cul-de-sac, just minutes from the heart of Victor Harbor.

Set proudly on the high side of the street, this home offers a warm welcome with a light-filled lounge featuring a ceiling fan, plus a separate formal dining room or versatile study â## perfect for working from home or easily converted into a fourth bedroom.

The neutral-toned kitchen overlooks the leafy backyard and flows into a casual dining or family area, creating a relaxed space for everyday living. A handy laundry off the kitchen provides direct access to the carport â## ideal for unloading groceries with ease.

There are three spacious bedrooms, including a master with walk-in robe, ceiling fan,

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: 300P185260

SALE DETAILS

**Best Offers by 12noon
7/10/25 (Unless Sold
Prior)**

CONTACT DETAILS

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

Paul Smith
0417 624 833

and direct access to the two-way bathroom. The bathroom is thoughtfully designed with a separate vanity, toilet, bath, and shower â## plus hallway linen storage.

Outside, there's plenty of room to move! The carport includes extra space for additional vehicle parking and easy access to the big backyard â## perfect for kids, pets, or future garden plans.

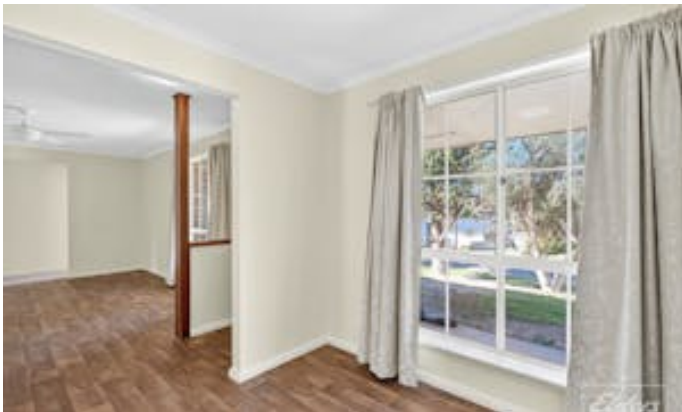
Comfort is assured year-round with a reverse cycle split system air-conditioner.

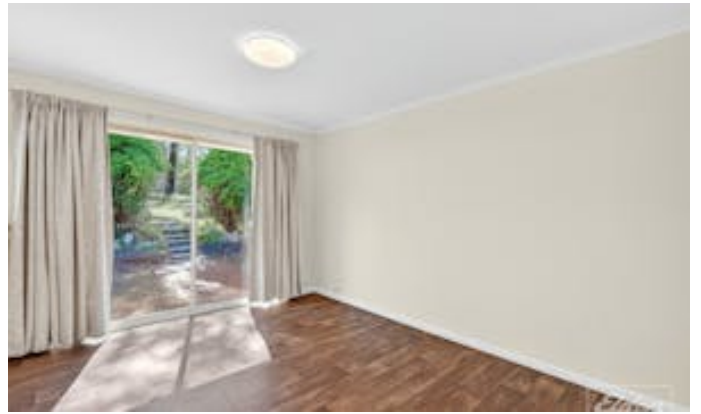
This is a home that offers space, flexibility, and a fantastic location â## just a short drive to Victor Central shopping, medical services, schools, and the beach.

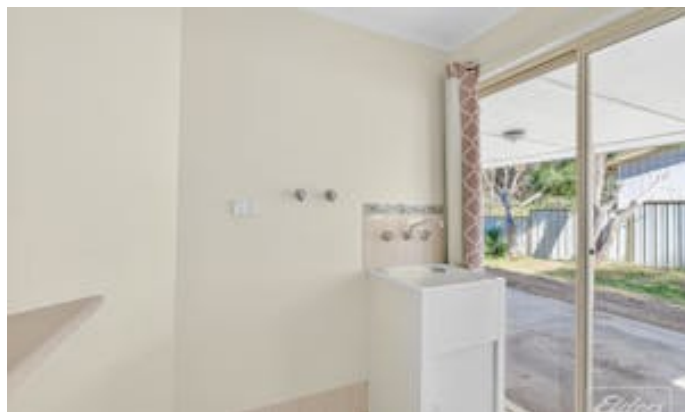
Call Paul Smith on 0417 624 833 or Phil Keen on 0438 308 650 to arrange your inspection today!

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

- Land Area 784.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







Permanent Rental Appraisal

14 FOLKESTONE TERRACE
VICTOR HARBOR

3 BED 1 BATH 1 CAR

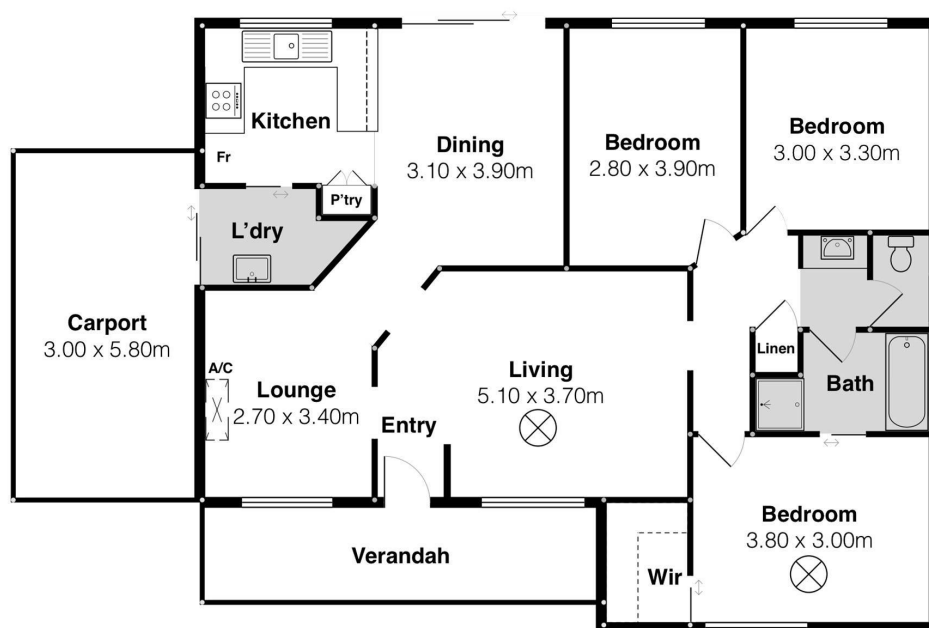
- Are you looking to invest?
- Your future is our priority

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following –

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 248 of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:

- in the case of oral advice – immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words **"I am legally required to give you this warning"**; or
- in the case of written advice – at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12 point type.



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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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