



45 Norfolk Avenue, VICTOR HARBOR, SA 5211

Solid, Spacious & Superb Location

If you are seeking an honest home in excellent condition, with distant views of the ocean, set on a good sized and accessible block, with a superb shedding /workshop, then look no further.

Perfectly positioned in a central Victor Harbor location, the home captures lovely elevated glimpses of the sea from the dining alcove and rear entertaining deck. Low-maintenance, neatly kept gardens surround the home, set on a substantial allotment of approx. 835sqm.

Securely fenced back yard has convenient drive-through access via the under-main-roof carport, leading directly to the 6.7m x 5.5m Colorbond shed - ideal for extra vehicles, a boat, trailer, or workshop space. Additional shed and a secure chook enclosure provides even more versatility.

This contemporary solid-brick home has been freshly painted inside and out, with new soft carpets complementing rich timber floating floors. Solar power adds extra practicality and value.

TYPE: For Sale

INTERNET ID: 300P186163

SALE DETAILS

\$680,000 - \$720,000

CONTACT DETAILS

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

Joanne Dean
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The spacious, functional floor plan includes a generous lounge room with a large picture window overlooking the front gardens. The kitchen and dining area enjoy elevated ocean views across the treetops of Victor Harbor. There are three well-sized bedrooms, all with built-in storage, a semi-retro family bathroom, and a valuable second living space or home office at the rear of the home.

Extensive lawns and neat gardens frame the front of the property, along with a carport and high gabled pergola offering sheltered entry into the home. A central hallway connects the living zones and all three bedrooms, with warm timber-toned flooring flowing through to the kitchen and dining area.

Your lounge is bright and inviting, with large windows capturing the views over the pergola to the front gardens. Featuring a ceiling-mounted reverse-cycle air conditioner for year-round comfort. From here, step into the traditional kitchen/dine.

Corner windows in the dining alcove showcase the beautiful ocean views in the distance. Adjoining kitchen offers an abundance of cream cabinetry, generous drawer storage, a floor-to-ceiling pantry, contrasting dark-green benchtops that reflects the tones of the feature tiling. Electric appliances include an upright oven and dishwasher.

A side corridor accesses the bedroom wing and is home to good storage. All three bedrooms include built-in robes. The master is positioned at the front with peaceful garden outlooks, with a ceiling fan and roller shutters for privacy and climate control.

The family bathroom is located convenient to all bedrooms. Featuring shower, bath and vanity in neutral tones, with a charming retro lavender bath. WC and laundry are separate. Laundry is huge and offers potential space for a 2nd bathroom!

The laundry connects to a versatile second living area at the rear - an ideal teenager's retreat, craft room, home office or TV room. From here, step out to the elevated deck, where the distant ocean views can once again be enjoyed while entertaining family and friends. A gently sloped timber ramp ensures easy access for all into the back garden which enjoys extensive lawns bordered by garden beds.

A large Colourbond shed offers the home handyperson a fabulous workspace, or extra vehicle parking if required. Rainwater storage is available and there is a separate fenced section with shelter for you to house a few chooks / grow veggies and suchlike.

This home is situated in a superb location, with the local primary school and town shopping is close by, making it ideal for families with kids or grandkids, or if you enjoy a daily stroll, head into the CBD or down to the beach.

Plenty to offer at a great price. This home is the perfect choice for everyone.

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.

Other features: Area Views, City Views, Close to Schools, Close to Shops, Close to Transport, Ocean Views

- Land Area 835.00 square metres
- Building Area: 119.00 square metres

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.

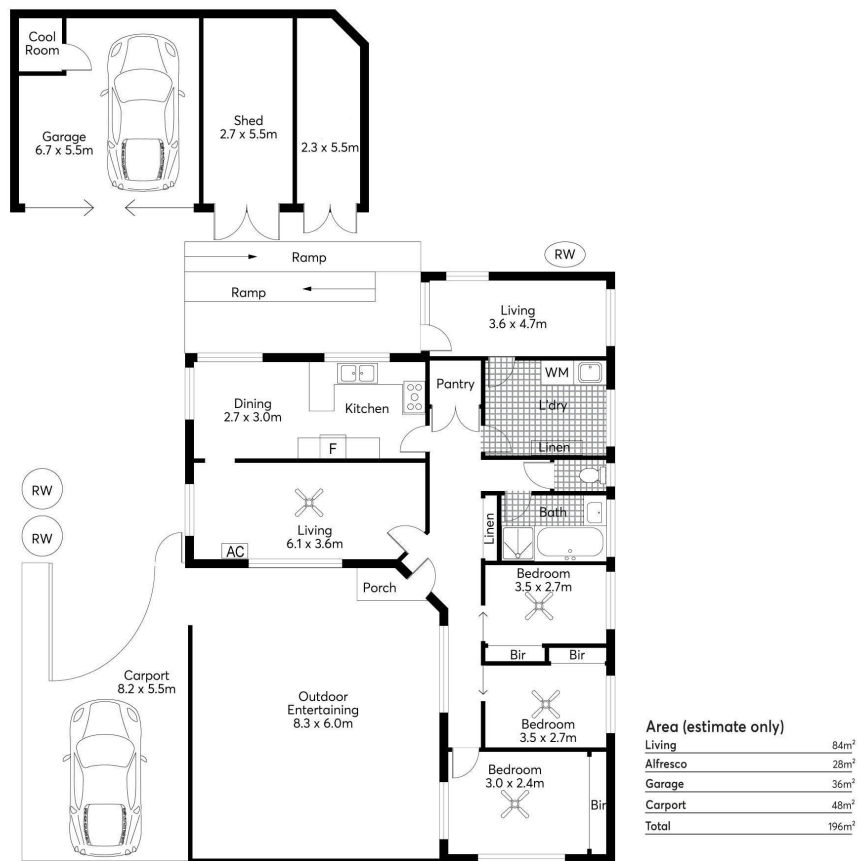
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single garage
- Double carport











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.