



26 Norfolk Avenue, VICTOR HARBOR, SA 5211

Victor Central - Modern living - 942sqm lot

Set on a large approx. 942sqm allotment in Victor Central, this elevated brick veneer home is perfectly positioned within walking distance to Victor Harbor Primary School, with Victor Central Shopping Centre, caf  s and beaches only a few minutes' drive away.

Originally configured as three bedrooms, the home has undergone a significant makeover and now offers a very spacious two-bedroom layout, featuring modern floating floors throughout the living, dining and kitchen zones. (If desired, the previous third bedroom could easily be reinstated by replacing the wall and doorway.)

The well-appointed chef's kitchen impresses with marble benchtops, induction cooktop, electric oven, dishwasher, island bench and ample crisp white cabinetry. The full bathroom includes a built-in bath, shower and vanity, with a separate W.C. conveniently located off the laundry.

Comfort is assured year-round with a reverse-cycle split system and a slow-combustion heater. From the lounge and front balcony you can even enjoy a glimpse of the sea.

TYPE: For Sale

INTERNET ID: 300P188761

SALE DETAILS

\$650,000 - \$680,000

CONTACT DETAILS

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

Paul Smith
0417 624 833

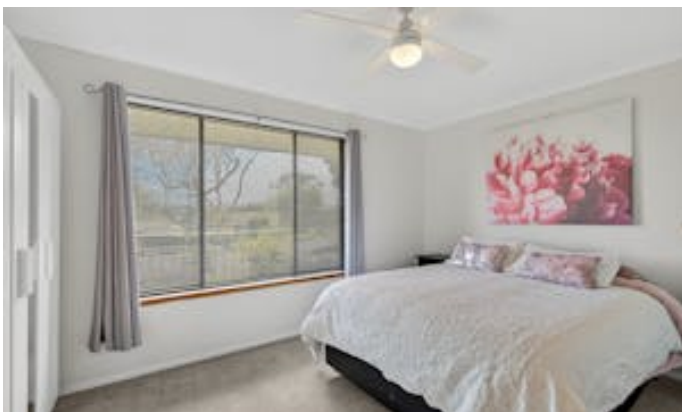
Outside, wide driveway access leads to the carport and a rear double shed with dual roller doors, power and concrete floor. The generous backyard includes lawned areas and an apple tree-perfect for enjoying some home-grown produce.

Fantastic opportunity for investors, first-home buyers or those seeking a permanent residence, offering a modern home on a large allotment with easy access to Victor's town centre, shopping, caf  s, hotels and beaches.

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 942.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage
- Double carport









36 NORFOLK AVENUE
VICTOR HARBOR

Permanent Rental Appraisal

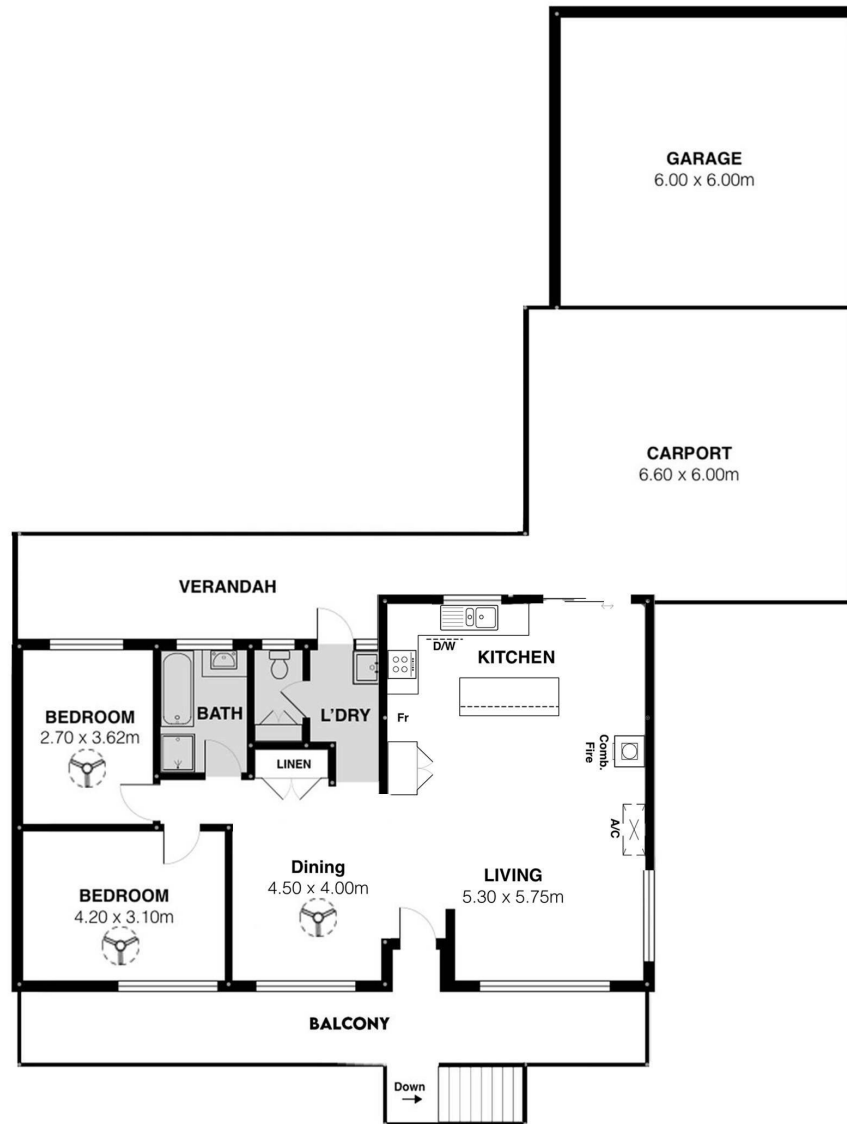
- Are you looking to invest?
- Your future is our priority

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 348 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.



26 Norfolk Ave, Victor Harbor

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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