



316 Waggon Road, HINDMARSH VALLEY, SA 5211

A Tranquil Retreat just minutes from Victor

Nestled on the edge of the riverbanks of Inman River, surrounded by tall shady gum trees filled with birdlife, picturesque willow trees & rustling reeds you will love the ambience of the location.

Wind your way down the tree-lined driveway to this quiet & peaceful sanctuary, all located just a few minutes' drive from the centre of Victor Harbors bustling city environs.

Set on approximately 1.3 acres. The solid brick homestead comprises three good sized bedrooms, with family bathroom & open plan living & dining serviced by a functional kitchen.

A generous entrance foyer can double as a reading room or home office. The lounge room is home to a wood-burning combustion fire & r/c air conditioning, with large windows overlooking the picturesque grounds to both the front & rear elevations. A galley style country kitchen has timber cabinetry, both under bench & overhead, plus a generous walk-in pantry & electric appliances. The cream benchtops provide a soft, light contrast.

TYPE: For Sale

INTERNET ID: 300P191503

SALE DETAILS

**\$1,000,000 -
\$1,100,000**

CONTACT DETAILS

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

Joanne Dean
0407 524 401

Front & rear verandahs' provide shade & shelter for the interior of the home with trickling ponds in rockeries edging the front of the home.

The expansive rustic outdoor room is a standout entertaining zone, with galvanised iron finishes enhancing its country charm and a built-in pizza oven is perfect for hosting friends and family.

Extensive shedding provides home for numerous vehicles & workshop space. A new colorbond shed (9m x 9m) houses up to 4 vehicles. A 6m x 6m galvanised shed is a fabulous workshop (or home for 2 more vehicles) another 4.5m x 4.5m shed is the perfect garden storage space. An attached double carport provides space for two further vehicles.

Considerable rainwater storage supplies the home & the river is utilised for the gardens. Plenty of fruit trees including lemonade, orange, mandarin, plum pear, peach, macadamia & dragon fruit plus other exotics including curry leaf & a white sapote tree & giant bamboo.

316 Waggon Road is the perfect country escape, in a beautiful setting offering you the peace & quiet of country life with the convenience of Victor township just minutes away.

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: Openable Windows, River Views, Toilet Facilities

- Land Area 3.2 acres
- Building Area: 151.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- 6 car garage









316 Waggon Road,
HINDMARSH VALLEY



Included But Not Illustrated

Shed 9.0mx9.1m
Workshop 6.1mx6.2m
Shed 4.6mx4.9m



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](https://open2view.com)