



17 Holder Road, VICTOR HARBOR, SA 5211

Charming Cottage-Style Living in Central Victor

Offering relaxed coastal living in central Victor Harbor this delightful cottage-style brick home blends character, comfort and everyday convenience. With its wide central hallway and high 2.7m ceilings throughout, the home immediately feels light, airy and welcoming.

Enjoy the ease of being just a short stroll or couple minutes drive to Victor Central shopping, local caf  s, restaurants and essential amenities.

The home features three generous bedrooms, all with robes, including a master bedroom with walk-in robe and ensuite style access to the two-way bathroom. The bathroom is thoughtfully laid out with a separate bath and built-in shower, separate vanity and separate toilet - ideal for family living or visiting guests.

At the heart of the home, the open-plan lounge, dining and kitchen area is designed for relaxed everyday living and easy entertaining. Year-round comfort is ensured with a split-system reverse cycle air conditioner. Sliding doors connect seamlessly to the covered outdoor entertaining area, perfect for weekend barbecues or unwinding with friends.

TYPE: For Sale

INTERNET ID: 300P192240

SALE DETAILS

\$715,000 - \$745,000

CONTACT DETAILS

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The kitchen offers excellent functionality with a corner pantry, electric stove, ample bench space and plenty of storage, making it easy to cater for family and friends. A separate laundry with direct outdoor access adds to the home's practical appeal. Excellent security with a CCTV camera system in place.

Step outside to a private, low-maintenance yard featuring lawned areas with pop-up sprinklers, established garden beds with dripper irrigation, a couple citrus trees and a rainwater tank plumbed to the home (excluding WC), complemented by mains water connection. The wide frontage provides easy access to the double carport, with drive-through access to a tool shed and workshop - ideal for the home handyman or hobbyist.

Set on a generous allotment of approximately 836sqm, this is a home that offers space and a lifestyle to enjoy in a popular Victor 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

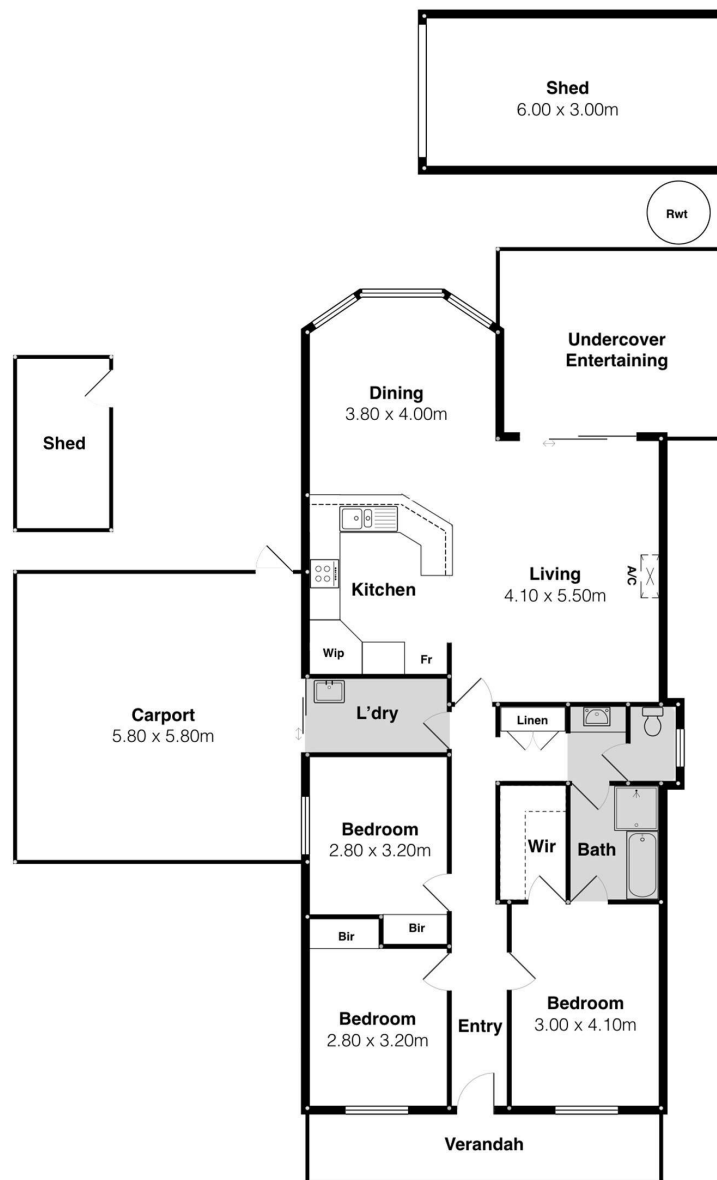
Other features: Close to Schools, Close to Shops, Openable Windows, Security System, Toilet Facilities

- Land Area 836.00 square metres
- Building Area: 130.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport









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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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