



## 12 Swains Crossing Road, VICTOR HARBOR, SA 5211

### Immaculate Lifestyle Property

An easily manageable gently undulating 3 acre (approx.) property that has a bitumen road frontage and benefits from being closely located to the Victor Harbor Golf Course, Investigator College and Town Centre facilities.

As you pass down the tree lined driveway you are met with a practical circular drive-around that provides plenty of parking options and leads to an immaculate family or retirement home. There is a beautiful seating area under the palms, where you can sit and admire your beautiful front yard and the rolling hills in the distance.

Entering through the porched front door you are met with a beautiful light filled lounge area to the right that has an impressive arched window.

There are four bedrooms, main with ensuite and walk in robe, whilst the remaining three bedrooms share the family 3 way bathroom.

A very functional kitchen and dining area where the family can converse over a meal that has been prepared in the very spacious and well-appointed kitchen. Opposite is a billiard room, and further on is the casual living area that has glass sliding door access

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:** 300P192401

#### SALE DETAILS

**\$1.44M - \$1.5M**

#### CONTACT DETAILS

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RLA: 62833

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to a large deck where you can enjoy the peacefulness of the birds chirping and scenic views to the treed hills beyond.

Upstairs you will find a generous family or games room or teenagers retreat. There are so many options available for this space the only limit is your imagination.

This spectacular home benefits from ducted air conditioning throughout, along with 40 solar panels plus battery and approx 110,000 litres of filtered rainwater.

For the handyman there is a detached lock up 6m x 23.3m shed that has an entry at both ends, power and concrete floor. There is also a double garage with roller doors adjoining the home.

The property has multiple smaller paddocks that currently house pet goats and alpacas along with animal shelters. There is a chook house, fruit trees and enclosed veggie patch where you can continue to create home grown produce.

At the back of the home you will find a rear covered pergola with nearby fire pit which is the perfect spot to enjoy a cool winter's day and roast marshmallows.

There are so many features that make this property one that you will be able to treasure forever and enjoy the space of a relaxed rural lifestyle with town convenience.

Inspect by appointment only.

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

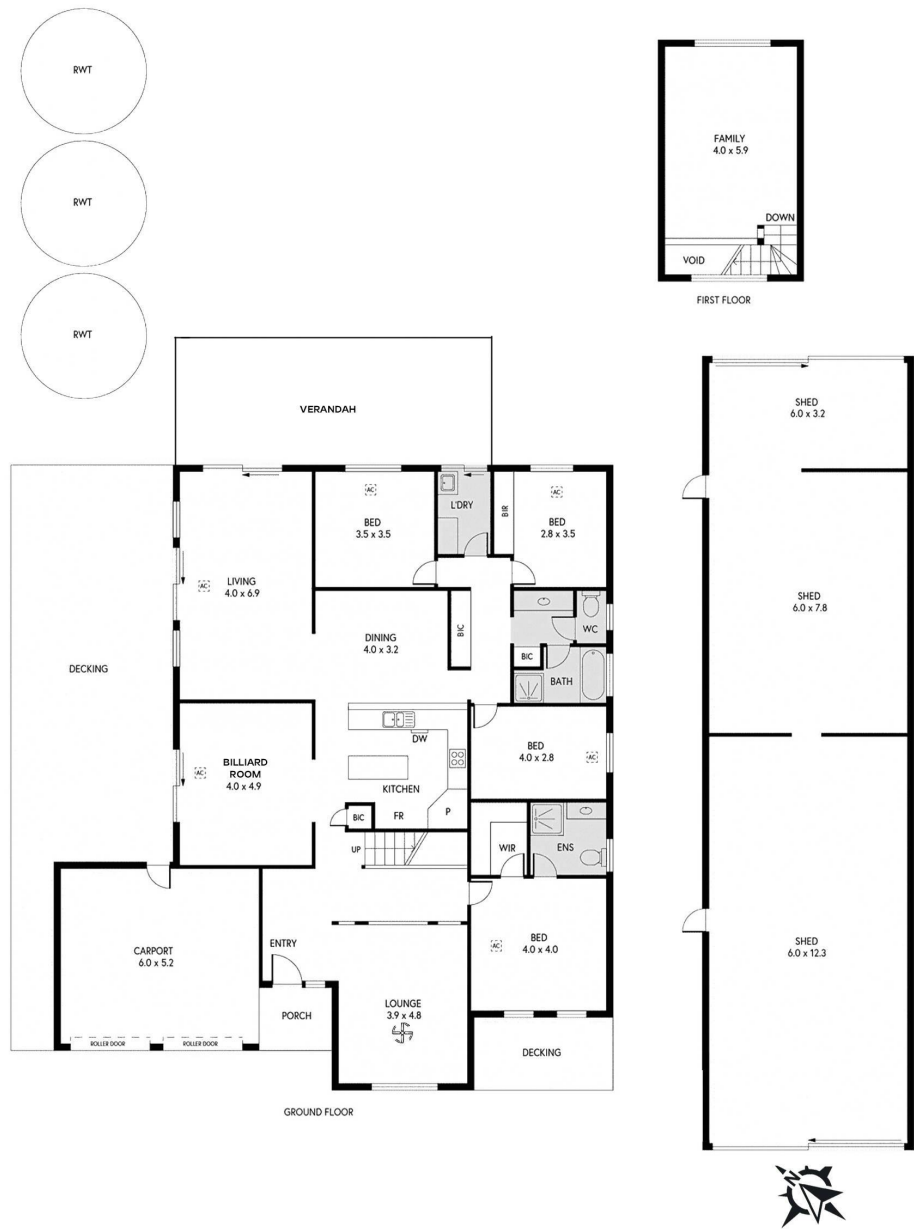
- Land Area 1.224 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 8
- Double garage











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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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