



21 Burke Street, VICTOR HARBOR, SA 5211

Character Cottage in the Centre of Town.

Steeped in character and charm, this delightful 1890s stone cottage offers a rare opportunity to secure a slice of history in the very heart of Victor Harbor.

Set on a low-maintenance allotment of approximately 430sqm, this appealing property combines timeless features with exciting potential for further enhancement.

**Available for inspection this Saturday. Please contact Joanne on 0407 524 401 via phone or email joanne.dean@elders.com.au to register your interest and confirm the scheduled viewing time.

Behind its pretty facade-complete with a classic bull-nose verandah, picket fencing, and climbing flowering plants-you'll discover a home rich in original detail. Timber floors, solid timber doors, sash windows, and leadlight features all speak to its heritage, while high ceilings with decorative cornices enhance the sense of space and character throughout.

The front lounge provides a cosy retreat, centred around a fireplace with pot belly combustion heater-perfect for those cooler months. The Baltic pine kitchen continues

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: 300P196205

SALE DETAILS

\$ 575,000 - \$ 595,000

CONTACT DETAILS

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

Joanne Dean
0407 524 401

the cottage charm with timber floors and timber ceiling along with the tall timber framed windows to draw in natural light.

There are 3 bedrooms to accommodate you and your guests. A rear sunroom provides access to a modernised bathroom, with a convenient three-way layout incorporating vanity, shower and Bath and separate toilet. A compact laundry is neatly tucked into a cupboard within this sunroom.

Outdoors, the property offers a good sized 4.7x4.8m Colorbond shed set inside fully fenced grounds, with double gated access leading to the shed and side garden.

Positioned opposite a picturesque church and just a short stroll to the town centre, Woolworths shopping complex, and the beach, the location is as appealing as the home itself.

While the property would benefit from some care and attention-such as updating floor coverings, repairing minor cracks to the solid stone walls, addressing some salt damp, and redecorating - it offers an exciting opportunity to restore and enhance a truly special historic cottage.

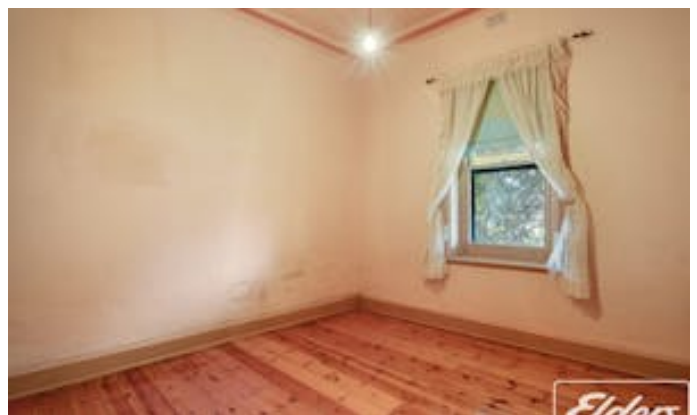
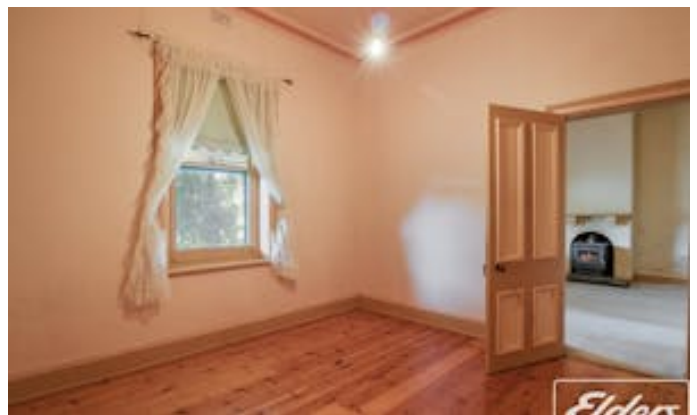
A rare offering in a prime central location-full of charm, history, and future potential.

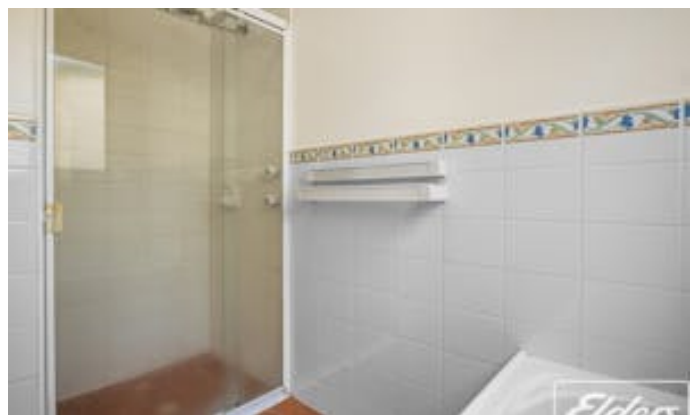
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 430.00 square metres
- Building Area: 92.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage
- Floorboards

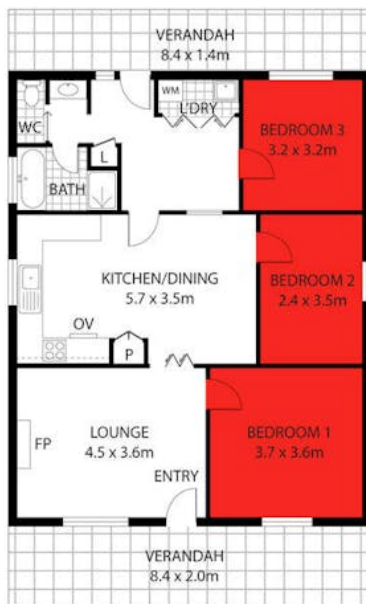
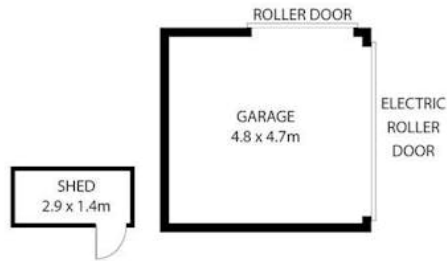








21 Burke Street,
VICTOR HARBOR



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