



## 3 Dundalk Avenue, MCCRACKEN, SA 5211

### Space, Style & Sea Views.

Set on an generous 730sqm allotment, this beautifully renovated family home enjoys an elevated outlook across the township to the ocean and Port Elliot coastline. Conveniently located within walking distance to Coles, Bunnings, schools, chemists and a range of other services, the property also offers easy access to Victor Harbor, neighbouring towns and an easy escape to Adelaide.

Your front door opens to a wide central entrance hall that leads through to both formal and informal living areas. The triple-fronted house design takes advantage of the expansive outlook, with the master bedroom, formal lounge and formal dining room all positioned at the front of the home to capture the views.

Generous lounge room and adjoining formal dining embrace the views through large windows looking across the front garden. A corner view is also available from the lounge. Soft carpeting, archways, elegant drapes and modern light fittings complement these formal spaces.

The striking, modern kitchen has been recently updated and provides ample storage with a combination of overhead and under-bench cabinetry, multiple drawers and a full-height pantry store. Stone-effect benchtops complement the modern design, while

**TYPE:** For Sale

**INTERNET ID:** 300P196738

#### SALE DETAILS

**\$845,000**

#### CONTACT DETAILS

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

**Joanne Dean**  
0407 524 401

quality appliances include a gas cooktop, wall oven and double-drawer dishwasher. Overlooking the adjoining family room, this central living space is warmed by a gas log fire and offers direct access to the outdoor entertaining area.

Spacious master suite incorporates a beautifully updated ensuite bathroom, complete with floor-to-ceiling tiling, large walk-in shower, underfloor heating and a dedicated instant gas hot water service. Accessed via a generous walk-thru robe.

To accommodate your family or guests, two additional bedrooms are tucked away at the rear of the home and include built-in robes. They are well positioned alongside the family bathroom, which benefits from a solar hot water system. Renovated laundry is well appointed with generous storage, practical bench space and direct access to the rear patio.

Additional features include:

- Ducted, zoned reverse-cycle air conditioning
- Gas log fire
- Solar panel system
- Security camera system
- Modern downlighting
- Underfloor heating to the Ensuite bathroom
- Two hot water systems
- Fresh internal paintwork
- Recently updated floor coverings

Outside, a paved outdoor area covered with a steel-framed verandah provides a sheltered entertaining space overlooking the rear garden. Vehicle access extends under the carport covering through to the backyard where a substantial 7m x 5m galvanised iron shed/workshop offers further vehicle parking along with excellent storage and workspace options.

The spacious rear yard is level and easily traversed and includes established fruit trees, vegetable beds and large lawn area along with a garden shed and rainwater storage for garden use.

This well loved and thoughtfully updated family home offers you everything you could want in a modern home - generous living spaces, practical features and a convenient location close to everyday amenities.

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: Area Views, Carpeted, City Views, Close to Schools, Close to Shops,

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.

Close to Transport, Ocean Views

- Land Area 731.00 square metres
- Building Area: 157.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Single carport
- Ensuite









3 Dundalk Avenue,  
MCCRACKEN



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 [Orionview.com](http://Orionview.com)