



## 8 Harbour View Terrace, VICTOR HARBOR, SA 5211

Renovate or Redevelop only 300 metres to the seafront

Best Offers by 4pm Fri 13/5/22 (unless sold prior)

Price Guide \$450,000 to \$495,000

Approximate 840sqm lot, with around 16.38metre frontage to Harbour View Tce, Zoned Waterfront Neighbourhood (Z6902)- (WN), Under this zoning Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 275 sqm.

Redevelopment of this property is subject to all necessary Council consents.

The charming home would respond well to a totally renovation if desired and features timber floorboards and high ceilings. There are four bedrooms (two with robes), master bedroom with an en-suite bathroom.

Separate lounge at the front of the home plus surprisingly large open plan tiled kitchen/dine/family room at the rear. The second family bathroom and laundry service the rest of the home.

**TYPE:** Sold

**INTERNET ID:** 300P19760

### SALE DETAILS

**Best Offer By Price Guide \$450,000 to \$495,000**

### CONTACT DETAILS

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

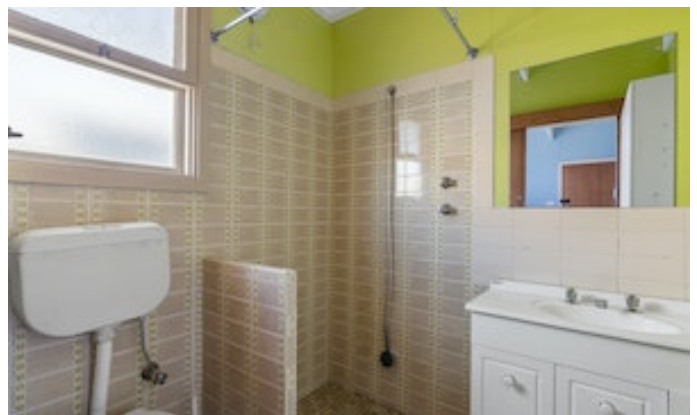
**Paul Smith**  
0417 624 833

Verandah's at the front and rear of the home plus extended decking provide the ideal spot to enjoy the gardens and relax with family and friends. These gardens have been well established over many years include fruit trees, roses and ornamental's. There is also a separate carport and workshed to potter around in.

Excellent seaside location just a couple minutes flat walk to the beach and Kent Reserve, plus a convenient walking access between 10 & 12 Harbour view Tce to Kent Reserve. Harbour view Terrace has under gone a quite a transformation over the past couple of years with new roadworks completed and new homes being built to take advantage of this idyllic seaside location.

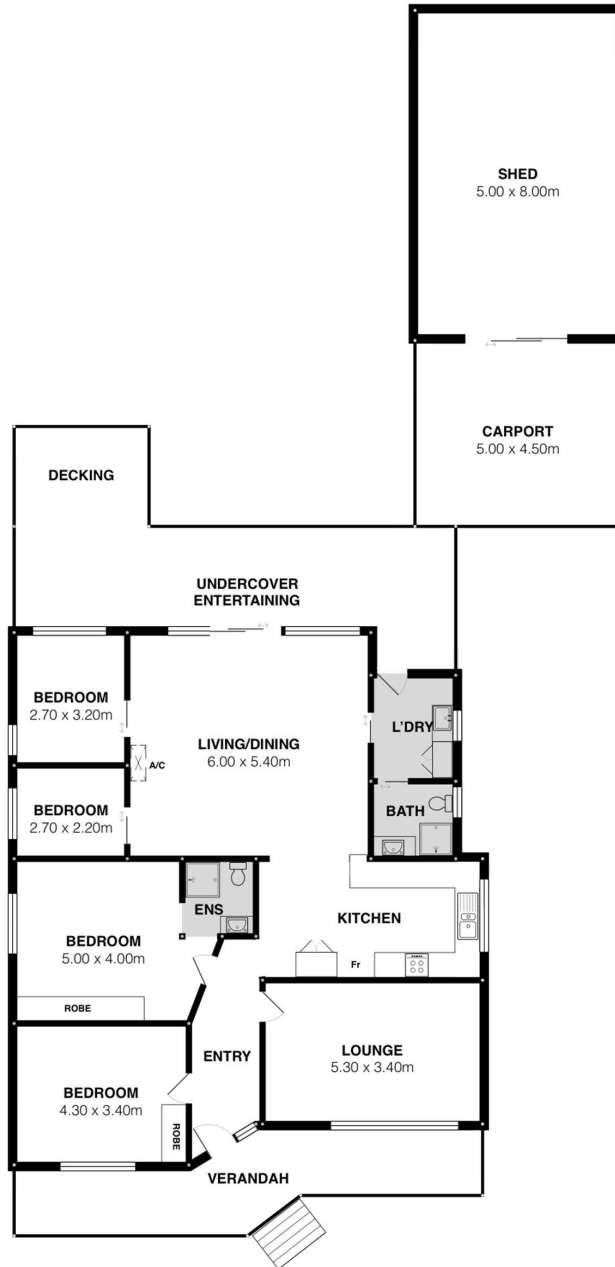
- Land Area 840.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Single carport











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.

