



1-3 Greenhills Road, VICTOR HARBOR, SA 5211

Large Family home with Multi Income, Multi Generational Living Opportunities

This property presents opportunities to have it as a large multi-generational family home. Two separate levels of accommodation with income potential for both. Returning potential of up to \$700 a week. A perfect property to run a small business from home.

It presents as a single storey from the Greenhills Road frontage but is a surprise large two storey from the Harvey Ave frontage.

On entering the home, you get an immediate feel of warmth and comfort due to the solid brick construction and exposed timber cathedral ceilings in the entrance. The wide hallway leads to the formal lounge and the bedrooms, bathroom and kitchen upstairs. The upper level front windows have magnetite double glazing. The flooring upstairs is all tiled. All the areas can be closed off but when opened, the house has a light and spacious feel.

The kitchen is a solid timber galley style with a central movable island workbench. The formal dining area is large and spacious and can be accessed from the living room or kitchen. The family room is adjacent to the kitchen and has a combustion heater and split system air conditioner. At the rear of the upper level is a balcony/verandah with views over the hills and to the bluff plus glimpses of the sea. A good entertaining space.

There is ducted evaporative cooling through the upper level. The two bedrooms on the

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TYPE: Sold

INTERNET ID: 300P69051

SALE DETAILS

\$750,000-\$775,000

CONTACT DETAILS

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

Roger Smith
0407 261 685

upper level are huge and storage is not a problem with large BIRs and WIRs in both. The upstairs bathroom has been renovated with a separate toilet and basin and a frameless shower and raised sink vanity. The oversized laundry is perfect as a washing and ironing area. At the end of the hallway is external access to the private front concreted courtyard with raised veggie garden.

On the lower level you will find a huge garage workshop with 3m high clearance roller doors, perfect for van, car or boat storage. The kitchenette is a great extra feature and the dividing wall plus separate rear courtyard and garage enable the lower level to be independently lived in. There are two large bedrooms both with BIR's one currently disposed as a living area/library. The bathroom has a shower, toilet and vanity. There is also a study/workshop room with access to lots of mezzanine storage. The 2nd garage is big enough for two cars and a workshop as is attached via a breezeway. There is also a normal sized garden shed attached. A split system services the ground floor.

Other features include:

Zoned security system

NBN

Floor safe

Meranti staircase

Cement floor between levels

Kitchenette

Rear courtyard

Plus off street parking

Garden that could be fenced and secured

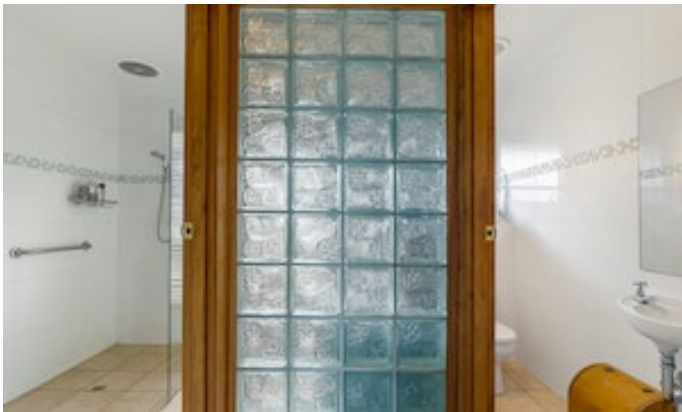
Call to book a private inspection.

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, Car Parking - Surface, Close to Schools, Close to Shops, High Clearance

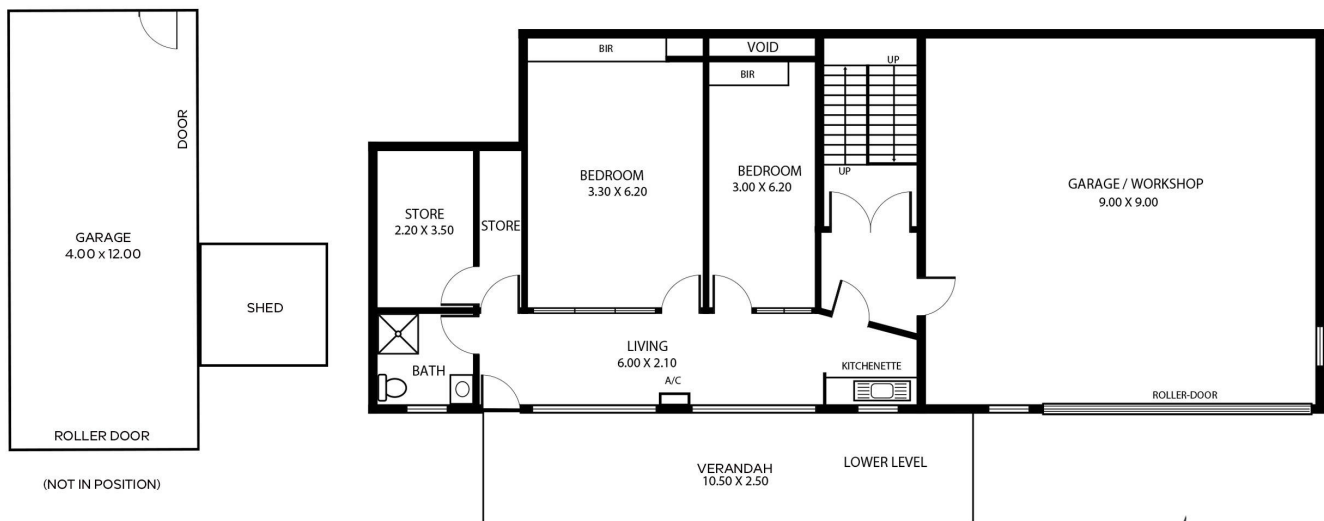
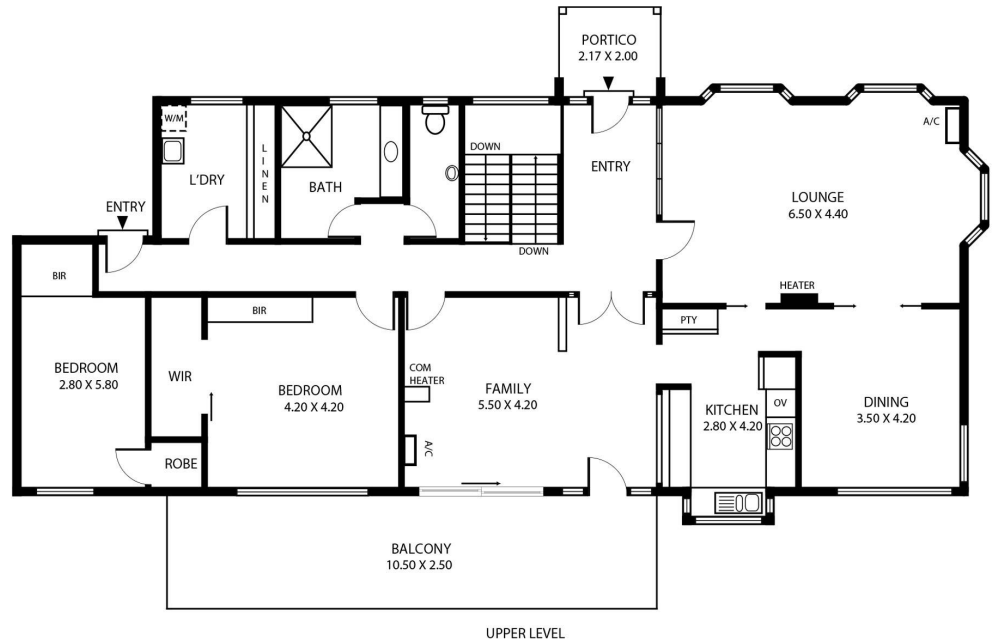
- Land Area 750.00 square metres
- Building Area: 318.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Floorboards











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.

Elders

