

303/162 Hindmarsh Road, Victor Harbor, SA, 5211

**NEWTON
&CO**

Apartment For Sale

Thursday, 28 November 2024

303/162 Hindmarsh Road, Victor Harbor, SA, 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Adele Newton

BEACHFRONT BLISS CAPTURES VICTOR AT ITS UNBEATABLE BEST!

Best Before 12/12/24 Price Guide \$810,000 USP

Claiming one of the most coveted beachfront positions in all of Victor, this third-floor apartment at the 'Frontage' delivers an exclusive cosmopolitan pad packed with feature and function, letting you live, lease or short-term host whenever you're not needing a dose of South Coast sun.

With a deceptively spacious floorplan that sees a second lounge at entry in addition to beautiful open-plan entertaining headlined by the sleek modern kitchen at one end, and a seamless extension to the wide balcony alfresco at the other prepare to cook with company and socialise as you serve loved ones across bright and airy indoor-outdoor brilliance.

A haven primed for seaside relaxing, you'll also find a flexible 3-bedroom footprint picture-perfect family stays or guest visits. With bedrooms two and three well-positioned either side of the modern bathroom, the superb master enjoys direct balcony access and coastal views right from bed and bath in what is sublime resort-inspired living.

There's also private gymnasium facilities and sunny outdoor swimming pool if ever tiptoeing across the Cockle Train tracks and hitting the soft sands of the beach is too much bother, while a welcome stroll to Victor's vibrant centre puts all the cafés, restaurants, bars and boutiques right at your fingertips for a South Coast experience that simply cannot be beat!

KEY FEATURES

Sparkling modern apartment with exclusive beachfront positioning

Light-filled open-plan entertaining headlined by the sleek stone-topped kitchen featuring timber-veneer cabinetry, easy-clean electric cook top and dishwasher

Dual living options with a cosy lounge at entry, and beautiful combined living, dining and scenic alfresco with ocean views

Spacious double balcony inviting picture-perfect morning coffee routines, fresh air lunches and balmy twilight evenings

Superb master bedroom featuring direct balcony access and seaside views, WIR and luxe ensuite with separate shower and relaxing bath with sliding window

2 additional well-sized bedroom, both with BIRs and one with ensuite access to the sparkling main bathroom

Functional laundry with adjoining storage, split-system AC in both living zones, and secure intercom entry

Gymnasium and residents' only outdoor pool Excellent opportunity to own oceanfront real estate, as well as a hugely popular Airbnb location

LOCATION

Wonderfully positioned right across from leafy reserves, basketball and beach volleyball courts

Overlooking the tourist attraction Cockle Train railway

Stellar access to beachside walking trails, as well as the soft sands of Victor Harbor Beach

A short walk into Victor central for all your cosmopolitan needs and necessities

Perfect seaside base to explore the rest of the South Coast, and all just 1-hour from Metro Adelaide

SPECIFICATIONS

CT - 6002 | 254

PROPERTY SIZE - 135 sqm

COUNCIL - Victor Harbor

COUNCIL RATES - \$2,432 per annum

YEAR BUILT - 2005

WATER RATES - \$210 per quarter

STRATA FEES - Admin \$1986, Sinking Fund \$172, per quarter

STRATA MANAGER - Whittles Strata Management

EMERGENCY SERVICES LEVY - \$116

PROPERTY FEATURES

- Mains water / sewer / electricity / gas mains connected
- Electric Storage hot water system
- Miele oven / stove top
- Miele dishwasher
- 2 split systems air conditioning, heating & cooling
- Insulation
- Shared swimming pool
- Shared gym
- 2 secured car parking spaces
- Secure storage space
- Security system
- Intercom system for access

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land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

Property Code: 256