

**18 Ozone Street, Victor Harbor, SA, 5211**



**House For Sale**

Friday, 6 December 2024

**18 Ozone Street, Victor Harbor, SA, 5211**

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**

## HUGE 1,000SQM PARCEL PRIMED TO PROSPER

A brisk walk from the vibrant heart of Victor, 18 Ozone Street reveals a mid-century property nestled on over 1,000sqm's, and where all-original interiors capture yesteryear charm across a split-level and light-spilling home. With solid brick footings, a cascade of sleek timber finishes, and a versatile 5-bedroom floorplan (3 down, 2 up seizing lofty, treetop views), together with a spacious open-plan living overlooking the leaf-studded backyard this address is what passion project dreams are made of.

Flooding with renovation potential, or simply a highly prized allotment eager to usher in designer coastal living from the ground up (STCC) in this iconic and hugely sought-after South Coast destination, capturing an exclusive block that merges summer holiday heaven with a much-loved, local, and close-knit community perfect to plant your feet in this is a hugely understated opportunity you don't want to let slip through your fingers.

### KEY FEATURES

Sweeping 1,030sqm (approx.) parcel, ready to renovate, update and re-inspire, or seize alucrative address flourishing with redesign and rebuild potential (subject to council conditions)

Lovely and light-filled living and sitting area with beautiful views to the lush and leafy backyard, and crackling combustion heater

Cozy all-original kitchen and dining area

3 generous ground level bedrooms, with one seeing an adjoining home office

Separate study or playroom, plus separate rumpus

Original family bathroom with separate shower and bath, as well as separate WC for added household convenience

2 beautifully lofty upstairs bedrooms, one with fresh air balcony

Meandering backyard of verdant greenery, established trees, garden sheds and chicken coop

Large garage/workshop with rustic verandah and furnace

### LOCATION

A 15-minute wander into Victor township teeming with an iconic coastal culture, cafés, restaurants and pubs, as well as all your boutique and shopping needs

Moments to Victor Harbor Primary, Investigator College and TAFE SA

1km stroll to the esplanade parks and playgrounds, as well as the soft sands of the beach

Prime positioning to Encounter Bay's scenic coastal walking trails, Port Elliot's seaside charm.

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