

**2/12A Esplanade, Victor Harbor, SA, 5211**



**House For Sale**

Thursday, 24 October 2024

2/12A Esplanade, Victor Harbor, SA, 5211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



John Mowling

0885521944

## **Relax to the Sound of the Waves Caressing the Shore**

Welcome to the perfect beachside escape; where picturesque views of the bay, Bluff, and Granite Island welcome you every morning. This well presented, two-story duplex, perfectly combines comfort and coastal charm, just steps away from Victor Harbor's popular cafés, restaurants, and tourist attractions.

The ground floor, with underfloor heating, offers a spacious family area, ideal for the kids to enjoy while the adults relax upstairs. It also features two generous double bedrooms with built-in robes and ceiling fans, a convenient full family bathroom, and separate laundry.

Upstairs, you'll find a light-filled open-plan living space designed to maximize the stunning coastal views. Incorporating the well-appointed corner kitchen, which offers lots of bench space, good storage, quality Miele appliances including dishwasher and oven, plus there is a handy pantry to keep the treats in. To the side of the kitchen is a tiled dining space, and at the front is the family living area with double glass doors that invite you onto the front balcony - the perfect setting to enjoying your morning coffee or afternoon glass of wine whilst relaxing to the soothing sound of the waves.

The appealing master bedroom, complete with a ceiling fan and built-in robes, leads to a sun-drenched back balcony, creating the perfect parents' retreat. The thoughtfully designed bathroom offers ensuite-style access along with guest access and features a luxurious spa bath as well as a shower, vanity and toilet.

Outside, a private low maintenance, sheltered, rear courtyard, adds a touch of European charm perfect for long afternoon lunches or family BBQ's. From this area you also have direct access to the rear garage and back laneway. At the front you have a colourful cottage style garden with both areas serviced by an auto watering system.

Some of the other benefits include solar, a chair lift (if required) and security cameras, but the best benefit is the fabulous location. Your dream coastal lifestyle awaits at 2/12A Esplanade-where the beauty of Victor Harbor is right at your doorstep.

For more information or to arrange a private viewing please contact John Mowling on 0407 311 976.

Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect - RLA298107.