

217 Port Elliot Road, Hayborough, SA, 5211

NEWTON
&CO

House For Sale

Sunday, 3 November 2024

217 Port Elliot Road, Hayborough, SA, 5211

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

BIG BLOCK PRIMED TO PROSPER!

Impeccably located just a 350m stroll to the soft sands of Chiton Rocks, this near original and effortfully retained c.1940 property will tempt those in search of a South Coast parcel that's primed for the biggest of transformations.

With the option to completely renovate and refurb this mid-century charmer into a coastal character stunner, and re-inspire its lofty bedrooms and solid brick footings, or set seaside ambitious high with an incredible rebuild from the ground up at 733sqm the possibilities are as endless as they are exciting (STCC).

Letting you seize straight away and then take your time to think, the updated kitchen/casual meals and fully tiled bathroom invites short-term leasing options, while you explore all the architectural potential that such a spectacular allotment offers. Wonderfully positioned in the heart of this coastal stretch that has you equal distance between Port Elliot and vibrant Victor, around the corner from Bunnings, Coles, ALDI and a string of local cafés and eateries in either direction huge blocks this close to the water's edge are quickly becoming few and far between!

KEY FEATURES

Neatly presented and charming mid-century property set on a sweeping 733sqm (approx.) allotment, inviting incredible renovation, extension, or rebuild (subject to council conditions)

Delightful character frontage and wide entry hallway

Light-filled lounge with feature fireplace and bookshelf

2 generous bedrooms and ample-sized 3rd

Updated combined kitchen and meals with great bench top space, abundant cabinetry, easy-clean electric cook top and dishwasher

Large laundry area and updated bathroom with full-height tiling Solar system for lower energy bills Lovely brick-paved outdoor entertaining area with wide overhead verandah

Huge yard space dotted with native greenery, and extending all the way to where you'll find raised vegetable gardens, 4x high-capacity rainwater tanks and tool shed

Long garage/workshop

High front fencing and secure gate entry

LOCATION

A 350m leisure stroll straight to the beach for all your surf, shore fishing, salty swims and sandy walks you can handle

Around the corner from ALDI, Coles and Bunnings for all your household essentials and shopping needs

5-minutes from iconic Victor Harbor for all your boutiques, cafés and restaurant needs

And 5 again from the quaint Port Elliot and family-friendly Horseshoe Bay

Only 1-hour from metro Adelaide

SPECIFICATIONS

CT - 5176 | 836

LAND SIZE - 733 sqm

COUNCIL - Victor Harbor

YEAR BUILT - 1940

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's 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: 244