

259 Port Elliot Rd, Hayborough, SA, 5211



House For Sale

Friday, 6 December 2024

259 Port Elliot Rd, Hayborough, SA, 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Type: House

PRIME LOCATION WITH LOADS OF POTENTIAL.

Perfectly positioned to cater to a diverse range of needs, 259 Port Elliot Road offers coastal convenience, just a brief 5-minute drive from the bustling hubs of Victor Harbor and Port Elliot. Notably, this location provides immediate access to everyday amenities, including the Harbor View Deli, a 24-hour OTR station, Bunnings, Coles and Wohlers. The residence has sea glimpses, and holds incredible potential for heightened business visibility, contingent upon the requisite council authorization.

Nestled on an expansive 756-square-meter allotment with an impressive 16.5-metre street frontage, this property harmoniously combines convenience, comfort, and untapped potential.

The heart of this residence lies in the central kitchen, a culinary haven furnished with modern electric appliances, abundant storage, and a generous pantry. This culinary focal point seamlessly flows into the carpeted dining area, creating a space that invites connection and relaxation. Furthermore, the kitchen's design affords an easy transition to the expansive main living area, located at the home's front entry. The master bedroom boasts built-in robes, a ceiling fan for climate control, and convenient dual access to the main bathroom/ensuite. The good sized 2nd and 3rd bedrooms offer occupants ample space and the added comfort of ceiling fans. The main bathroom/ensuite is a model of functionality, housing a vanity with two linen closets, a separate bathtub and shower, and a separate toilet. Toward the rear of the property, a well-appointed laundry and 2nd bathroom provide not only practicality but also accessibility to the carport area.

Running along the eastern perimeter, you will discover a street access that leads to the rear of the property. Here, an large 8m x 5m carport and an expansive 6m x 9m garage/workshop provide the perfect storage solution for caravans, boats, or trailers. 2 strategically placed rainwater tanks, enclosed with appropriate fencing, complement this space.

Additional amenities that enhance the appeal of this property include a RC split system and a combustion heater. The property boasts a substantial 18 panel solar system, approximately 40,000 litres of rainwater storage, with outdoor taps and toilets plumbed to the mains, while the rest of the home uses the pristine rainwater supply.

Inspection by appointment, Contact Angie for a private inspection on 0407 422 801.