

# 6 Cudmore Road, Mccracken, SA, 5211

NEWTON  
&CO

## House For Sale

Wednesday, 18 December 2024

6 Cudmore Road, Mccracken, SA, 5211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adele Newton

## VIEWS TO GRANITE ISLAND & BEYOND FROM CONTEMPORARY MCCRACKEN COMFORT.

Settle on the coast in McCracken with this modernised three-to-four-bedroom home that retains the best of its original 50's character on Cudmore Road. Whether it's your permanent address or coastal base for a very lucky household, embrace the best of Victor Harbor and beyond with a generous 905sqm allotment that offers contemporary living and water views from your living room.

From a grand double door entrance onto pine floors and the light-filled central living room, your chin immediately hits the floor when you spot the Granite Island Causeway and The Bluff framed in the generous front window. You could get used to this. Around the corner, enjoy easy flow to the dining and impressive kitchen, completely overhauled to include every stainless steel appliance you could need, with plenty of bench space and storage to boot. A second family room overlooks the lawns via vast glass sliding doors, with an open air patio perfect for casual dining in the privacy and protection of the garden. Yet it's the balcony that you'll gravitate towards in summer and on still days, a dream for morning cuppas, sunset aperitifs and champagne for taking in the new year.

Three stylish bedrooms and two bathrooms complete the picture for comfortable accommodation, with the flexibility for a fourth bedroom or study depending on the needs of your household. Settle in for a lifestyle of morning dips and coastal walks towards Port Elliot and into Victor Harbor, up The Bluff and around Granite Island. Enjoy Victor Harbor's many cafes and celebrated coastal dining, from The Flying Fish to De Groot Coffee and Port Elliot Bakery, and embrace a slower pace with maximum satisfaction in McCracken.

### KEY FEATURES

Enduring late 50's coastal meets art deco façade updated for today

Illuminated open plan living with ocean views Flexible second living space overlooking rear garden and open air alfresco

Fabulous entertainer's gourmet kitchen with large stainless steel gas cooktop and electric or gas oven, plenty of bench space and storage within contemporary cabinetry

Three generous carpeted bedrooms with quality window coverings plus mirrored built-in robes to main bedroom

Central fourth bedroom or study

Modern bathrooms with the second a combined bathroom/laundry with handy separate toilet

Reverse cycle split system AC to kitchen/dining, heater to living and ceiling fans to main bedroom and living

Bill-reducing solar system

Secure garage with tilt door and rear tool shed and more off-street parking

Manicured lawns, lush garden beds and dual rainwater tanks

### LOCATION

Moments to the convenience and sights of Victor Harbor including Granite Island, The Cockle Train, Victor Harbor Yacht Club, and Victor Harbor town for everyday shopping, dining and entertainment

Set on an enviable stretch of Fleurieu Peninsula coastline a scenic drive to the historic towns of Port Elliot, Middleton and Goolwa

Close to Victor Harbor High, Victor Harbor Primary and Investigator College

## SPECIFICATIONS

CT - 5371 | 818

LAND SIZE - 905 sqm

COUNCIL - Victor Harbor

COUNCIL RATES - \$548.50 per quarter

EMERGENCY SERVICES LEVY - \$34.40

YEAR BUILT - 1958

## APPLIANCES & FEATURES

- R/C Gas Heater
- 23 x 6.325 kw Elite 2020 Solar Panels
- 2 x Rainwater Tanks total 20,000L
- R/C Airconditioner
- Emilia 700 Oven, Gas or Electric
- Dish Lex dishwasher
- Electrical Hot Water System
- Mains Water / Sewer / Electricity connected

## Fruit trees & plants

- Morning Glory Bougainvillea
- Wistera
- Birds of Paradise
- Peach
- Orange
- Lemon
- Pomegranite

- Passion Fruit
- Packam pear
- Fig
- Almond

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: 257