

1/22 Hall Street, Port Lincoln, SA 5606

**NUMERICAL
REALESTATE**

Sold House

Friday, 1 December 2023

1/22 Hall Street, Port Lincoln, SA 5606

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 450 m2

Type: House



Michael Scheffler

0448260470

\$480,000

Nestled in a quiet part of Port Lincoln, 1/22 Hall Street unveils a coastal sanctuary where modern living meets tranquil charm. This 3-bedroom, 2-bathroom residence invites you into a world of comfort and relaxed elegance. Step inside to discover an open-plan, where the kitchen, family, meals, and living areas effortlessly merge, creating a dynamic space for daily life. The master bedroom boasts a stylish en suite adorned with terrazzo floors and subway wall tiles, offering a touch of luxury within the everyday. Practicality meets sustainability with the property's dual water supply capability, allowing you to choose between rainwater or mains. Embrace eco-conscious living with solar power and solar hot water, contributing to both energy efficiency and cost savings. The allure extends outdoors, where an undercover carport awaits, providing shelter for two cars with the added bonus of an electric roller door. This versatile space seamlessly transforms from a secure parking haven to an inviting entertainment area—a perfect canvas for gatherings and relaxation. A significant 9x6m shed at the rear of the property adds a layer of convenience, offering ample storage or the potential for a workshop, catering to the diverse needs of modern living. Situated in a delightful neighborhood, this residence is a short stroll from the beach and nearby gems like the Kallinyalla Garden Centre and Shaen Street Cafe. Enjoy the security and ease of low-maintenance living in a home that caters to a wide demographic, whether you're a couple, retiree, investor, or a small family. 1/22 Hall Street beckons you to experience coastal lifestyle at its finest—a perfect harmony of style, practicality, and the serene beauty of Port Lincoln. Welcome home. Inspection by appointment only - contact Michael Scheffler on 0439 484 361 or at michael@numericalrealestate.com

Property Details: Council Rates: \$390.28 p/q
Emergency Services Levy: TBASa
Water: \$73.91 last quarter
Community corporation: \$525p/a
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