

**10 Bethany Court, Port Lincoln, SA 5606**

**HARRIS**

**House For Sale**

Friday, 16 February 2024

10 Bethany Court, Port Lincoln, SA 5606

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 727 m2**

**Type: House**



Rachel Hawkins

0882023500

**\$695k-\$740k**

Step into the warmth of this meticulously maintained 4-bedroom family retreat, seamlessly marrying style, comfort, and practicality. Nestled in a peaceful neighbourhood, this home exemplifies careful design and modern living. Four generously proportioned bedrooms, each adorned with ceiling fans for year-round comfort. Two bedrooms feature built-in robes and electric roller blinds, offering ample storage and personal space. The master bedroom takes luxury to another level with a spacious walk-in-robe, creating a private sanctuary. Explore an inviting family bathroom with a unique 3-way layout, encompassing a powder room, separate toilet, shower, and bath. Floor-to-ceiling tiles in the family bathroom evoke a chic and sophisticated atmosphere. The master ensuite mirrors this elegance, featuring floor-to-ceiling tiles, a toilet, shower, and vanity. Savor the seamless flow of an open plan kitchen, dining, and living area, fostering unity and connectivity. The kitchen boasts a substantial island bench with integrated cabinetry, seamlessly blending functionality with aesthetic appeal. Enjoy modern amenities, including reverse cycle air conditioning, electric oven, cooktop, and a dishwasher for added convenience. Revel in the freshness of the entire home, newly painted to create a bright and inviting atmosphere. Embrace style and control with brand new sheer and blackout roller blinds installed throughout. Illuminate your space efficiently with the ambient glow of energy-efficient LED down lights. Access a spacious rear decking area directly, perfect for outdoor gatherings and moments of relaxation. The sheltered decking invites entertaining, complete with a built-in gas point ready to connect your BBQ. Experience convenience with drive-through access to a large shed, offering an extra room and ample storage. Embrace eco-friendly living with 40,000L rainwater plumbed throughout the property. This residence transcends the label of a mere home; it encapsulates a lifestyle. Thoughtful design, contemporary amenities, and recent upgrades converge to create a space ready for you to move in and begin crafting beautiful memories. Seize the opportunity to transform this house into your cherished home:- Internally painted 2023- All new sheer & block out roller blinds 2023- All new LED down lights 2023- Bedrooms 2&3 have BIR & electric blinds- 40,000L rainwater plumbed to house (apart from toilets)- Laundry with access to deck- Large under cover decking with built in cabinetry & gas ready to connect to BBQ- Irrigation to back lawn- Encapsulating ocean glimpses- Secure fully fenced yard- Private reserve next to home Specifications: CT / 5933/610 Council / Port Lincoln Zoning / SN Built / 2006 Land / 727m<sup>2</sup> (approx) Council Rates / \$1,880pa Emergency Services Levy / \$110pa SA Water / \$190pw Estimated rental assessment \$620-\$650pw / Written rental assessment can be provided upon request Nearby Schools / Port Lincoln P.S, Port Lincoln Junior P.S, Lincoln Gardens P.S, Kirton Point P.S, Poonindie Community Learning Centre, Port Lincoln H.S, Tumby Bay Area School, Cummins Area School Disclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409