

11 Augusta Street, Port Lincoln, SA 5606

HARRIS

House For Sale

Thursday, 7 December 2023

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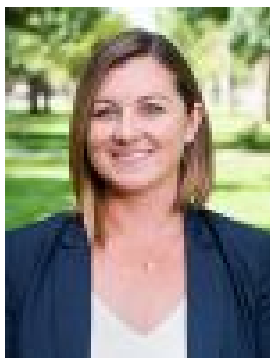
Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 905 m2

Type: House



Rachel Hawkins

0429682227

\$770k

Introducing a solid brick sanctuary located in premier location in whisper quiet street that seamlessly combines comfort, style, and functionality. This three-four bedroom, two-bathroom residence boasts not one, but two spacious living areas, each adorned with the convenience of reverse-cycle air conditioning for year-round comfort. Step into luxury as you explore the expansive enclosed outdoor living area, complete with a charming fireplace – the perfect space to entertain or unwind with family and friends. The master bedroom, a true retreat, features an ensuite and generous built-in wardrobes, providing ample storage and privacy. Practicality meets convenience with a drive-through carport, ensuring easy access to the large 6mx9m shed, with a cement floor and power supply, offering endless possibilities – from a workshop to additional storage. Embrace sustainability with approximately 40,000L of rainwater plumbed throughout the entire house, complemented by a 4.8kw solar system that not only reduces your carbon footprint but also lowers your energy bills. This home has been thoughtfully updated, with freshly painted areas adding a touch of modern elegance, ceiling fans in all bedrooms for added comfort, and roller shutters on the front windows of the home to keep the sun at bay during those summery days. Experience the perfect blend of charm, convenience, and sustainability – your new chapter awaits in this meticulously crafted haven. A brilliant family home, ready for new memories:- Gutters replaced 2021- Solar inverter replaced 2021- R/C A/C in both living areas- Ceiling fans in all bedrooms- Enclosed outdoor entertaining area with built-in kitchen & fireplace- Separate office off of second living area- Pop up sprinklers in front lawn- Large 6m x 9m shed with cement floor + power- Undercover fish cleaning station- Fantastic chicken coop in the rear yard Specifications: CT / 5416/161, 5416/511 Council / Port Lincoln Zoning / SN Built / 1992 Land / 905m² Frontage / 19.81m Council Rates / \$1,857.30pa Emergency Services Levy / \$50pa SA Water / \$163.71pw Estimated rental assessment \$600 - \$650pw / Written rental assessment can be provided upon request Nearby Schools / Port Lincoln P.S, Port Lincoln Junior P.S, Kirton Point P.S, Lincoln Gardens 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