

**11 Flinders Avenue, Port Lincoln, SA 5606**



**House For Sale**

Saturday, 25 November 2023

11 Flinders Avenue, Port Lincoln, SA 5606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Bronte George  
0886823755

**\$595,000**

You certainly need to step inside this beautifully presented home to appreciate what it has to offer. The sensational and modern designed kitchen features absolute quality appliances including Bosch under bench oven, ceramic hotplates, Asko dishwasher and a walk-in pantry with an adjacent dining room. The main living room features a high rake ceiling, slow combustion fire place, reverse cycle split system air conditioner and a ceiling fan, this spacious room opens out either way to the rear outdoor area and to the main under covered entrance. Three large bedrooms all have built in robes, the main is two way to the family sized bathroom and there is a second separate toilet set off the laundry to cater for guests. At the opposite end of the home there is a large family/rumpus room being the ideal spot for either the kids to utilise or a parent retreat, this room also features its own r/c split system air conditioner. Tasteful neutral tones flow throughout the home allowing you to create your own style with the use of quality fixtures being obvious. The rear outdoor area has been designed for year round use, fully enclosed and of a good size with an adjacent spot for the cooks using their BBQ and Weber. Vehicles, boats, the caravan and the handy man are well catered for with a double carport, double garage that has its own shower and toilet facilities, plus the beauty of an extra storage shed or handyman's workshop. Close to the town walking trail, a well stocked 7 day corner mini supermarket and around a 5 minute drive to the centre of town, schools and our fabulous bay and beaches. Other features you appreciate: Solar Panels (16) 5KW Solar Hot Water Security System 3x r/c split system air conditioners Slow Combustion Fire Shower and Toilet in the Shed Plenty of off street parking Low maintenance grounds For further details contact Bronte George at Kemp Real Estate on 0428 272 006 or send an enquiry to [bronte@kemprealestate.com.au](mailto:bronte@kemprealestate.com.au)