

12 Rodda Avenue, Port Lincoln, SA 5606

**NUMERICAL
REALESTATE**

House For Sale

Thursday, 18 January 2024

12 Rodda Avenue, Port Lincoln, SA 5606

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 752 m2

Type: House



Michael Scheffler
0448260470



Daniel Eramiha
0448260470

\$700,000

Elevate your lifestyle with this exceptional 4-bedroom, 3-bathroom residence that captures the essence of coastal luxury. Nestled in a quiet street, this home offers an idyllic retreat from the everyday, boasting panoramic sea views that stretch across the bay. Step inside to discover a residence that's designed to impress. The open-plan layout seamlessly blends living, dining, and kitchen spaces, creating an inviting atmosphere that's perfect for both everyday living and the entertainment of family and friends. Crafted with precision and care, this home was built by the vendor in 2019 to the highest standards. Enjoy modern conveniences like instant gas water and quality Westinghouse appliances that elevate the living experience. As you enter the master bedroom, you'll find yourself drawn to the stunning ocean views and a sun rising over the bay that will greet you each morning. Complete with a walk-in robe and a private ensuite, this is a true sanctuary within the home. The remaining bedrooms are thoughtfully designed, featuring ceiling fans and spacious built-in robes. The main living areas showcase elegant vinyl flooring, while the bedrooms are adorned with plush carpets, and the bathrooms and laundry present neatly with tasteful tile work. Seeking a private space for guests, a teenager's retreat, or an entertainment haven? The ground floor bedroom with its own bathroom and storeroom offers endless possibilities, ensuring everyone has their own slice of paradise. Outside, a wooden deck beckons you to savor the sea breeze and bask in the inspiring views Boston Bay has to offer. With ample room for entertainment, it's the perfect setting for gatherings with friends and family. Parking at 12 Rodda Ave is a breeze with a spacious driveway, a 2-car garage at the bottom of the property and a convenient carport that adorns the house. The low-maintenance yard and house design grant you the freedom to embrace the coastal lifestyle without the fuss. The shed is a real treat and would appeal to those looking for storage, a place to work on the car, store the boat or to have a hit of pool and a game of darts. There is ample room and a kitchen bench with sink and a toilet inside. So, if there's a job to be done or a party to be had, there is no reason to trouble those in the house. Don't miss the opportunity to own a coastal haven that promises a lifestyle of comfort, luxury, and tranquility. Embrace the ocean breeze and make this breathtaking residence your own. Contact Michael Scheffler on 0439 484 361 or email at michael@numericalrealestate.com Property Details: Council Rates: \$1,792.15pa Emergency Services Levy: \$101.40pa SA Water: \$179.10pa Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Numerical Realestate makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. RLA: 318733