

**14 Kiama Avenue, Port Lincoln, SA 5606**



**House For Sale**

Tuesday, 16 January 2024

**14 Kiama Avenue, Port Lincoln, SA 5606**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 917 m2**

**Type: House**



Jade Fraser

0886823755

**\$420,000 - \$440,000**

Start your day with a delightful combination of coffee and sunshine in the front alfresco area. Enveloped by established trees and cottage gardens, it's the perfect setting for a tranquil morning. Situated on a private corner allotment, this elevated gem is strategically located close to schools, health services, the CBD, playgrounds, and parklands. With a prime position, enjoy the tranquillity while being conveniently connected to essential amenities. This character-filled home boasts 4 bedrooms and 2 living areas, providing ample space for family and guests. The high ceilings and polished timber floors create an inviting ambiance, accentuated by an abundance of natural light that fills each room. Step into the bathroom, completely renovated in 2011, featuring a deep bath and generously sized wet areas, all complementing the character of the home, adjacent to a separate toilet. The Hampton's style 4th bedroom doubles as an extra living space, adding versatility to the layout. For families with teenagers, the property offers a versatile shed/teenage retreat overflow area, extending from the kids' rumpus room. This additional space provides flexibility, whether it's for a quiet study spot, creative endeavours, or simply a haven for the teens to unwind. Indulge your culinary skills in the country kitchen with timber cabinetry, wrap around bench and an overflow pantry area with dedicated fridge space. The dining room is equipped with reverse cycle air conditioning for year-round comfort. Explore the lush garden that exudes Tuscan Italian vibes, complete with an elevated paved terrace area. Revel in the array of produce from peach and cherry trees to plum, crab apple, guava, and berries. Citrus lovers will appreciate the lime, orange, mandarin, and lemon trees. The property also features vegetable garden beds and a garden shed for the avid gardener. Parking is a breeze with space for multiple vehicles, and the compact rainwater storage provides easy access from the home. A tool shed with room for one vehicle adds practicality to the property. Contact Jade Fraser to arrange an inspection of this beautifully presented home.