

**146 Happy Valley Road, Port Lincoln, SA 5606**

**NUMERICAL  
REALESTATE**

**Sold House**

Tuesday, 15 August 2023

146 Happy Valley Road, Port Lincoln, SA 5606

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1170 m2**

**Type: House**



Daniel Eramiha  
0448260470

**\$350,000**

Treat yourself to the best of both worlds with this private and serene property located just minutes from the heart of town. You can immerse yourself in the peace and privacy of rural-inspired living while local cafes, shops, and the waterfront are no more than five minutes from your door. This expansive 1,170sqm block offers all the room you need to move, play, and entertain with plenty of space for kids and pets to run free. Mature trees promise shade throughout summer and the green thumb can indulge their passion for gardening with space for vegetable gardens, a chicken coop and more. Inside, the home has been beautifully updated to ensure a move-in-ready abode. On-trend flooring, crisp white walls and recessed lighting are on show throughout the living room where over sized windows invite lots of natural light to fill the room. In the kitchen, an upright gas stove awaits those who like to cook and there is lots of prep and storage space for tucking away those everyday appliances. The three bedrooms are all a great size and there is one bathroom set in the heart of this light-filled haven. Whether you're a growing family or those simply seeking comfort and room to roam, this is the perfect property for you. A single parking space and a driveway will accommodate the family car while a detached shed is ready to be revitalized and used as a hub for the DIY enthusiast or perhaps storage for your boat, jet ski and other toys. For those craving convenience, you'll live in a leafy pocket of Port Lincoln on the outskirts of town while still enjoying easy access to all the services and amenities you could need. It's 5 minutes to Port Lincoln Primary School and High School, 7 minutes to Kirton Point Primary School and a host of childcare and kindergarten options. A 5-minute drive will also take you to the local supermarket, while restaurants, cafes and eateries are less than 3 minutes away. For nature lovers, you can be exploring the pretty waterfront parklands within 5 minutes, it's 9 minutes to Shelly Beach, 2 minutes to the Port Lincoln Golf Club and only 1 minute to Brinkworth Reserve.