

**15 Lake View Avenue, Port Lincoln, SA 5606**

**HARRIS**

**House For Sale**

Thursday, 28 March 2024

15 Lake View Avenue, Port Lincoln, SA 5606

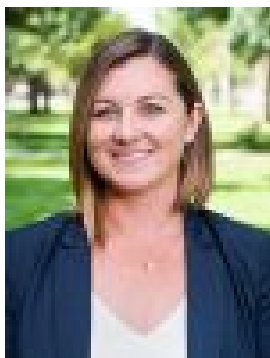
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 765 m2**

**Type: House**



Rachel Hawkins  
0882023500

## Expressions of Interest

Expressions of Interest Nestled at the end of Lake View Avenue, this waterfront sanctuary offers the perfect blend of luxury, comfort, and natural beauty, promising a lifestyle of serenity and sophistication for its fortunate residents. Boasting an impressive 20 meters of water frontage and a private pontoon, this property offers an unparalleled waterfront living experience. As you step inside, you'll be greeted by a spacious and inviting atmosphere, where every detail has been carefully curated to create a sense of comfort and elegance. With four bedrooms and two bathrooms, including a ground floor master suite, this home provides ample space for both relaxation and entertaining. The master bedroom, conveniently located on the ground floor, features a walk-in robe and ensuite equipped with a shower, toilet, vanity, and a luxurious spa bath—a perfect retreat after a long day. Upstairs, you'll find the remaining bedrooms, and the three-way family bathroom, which ensures convenience and privacy, with its shower, bath, powder room, and separate toilet. Throughout the entire home, modern comforts are seamlessly integrated, including reverse cycle air conditioning for year-round climate control. The heart of the home lies in its well-appointed kitchen, complete with a double sink, electric cooktop, double oven, dishwasher, and a walk-in pantry—ideal for culinary enthusiasts and entertainers alike. Two distinct living areas—one downstairs and one upstairs—provide versatility and space for relaxation or gatherings with family and friends. Practicality meets convenience with a large laundry and additional storage room located off the double garage, ensuring ample space for organisation and functionality.

- Huge 20m water frontage, ideal for 55ft boat
- Private pontoon
- North facing aspect
- Quality built brick home with large outdoor entertaining areas
- Downstairs and upstairs living
- Master bedroom downstairs with water views
- Double garage with direct access to home

Specifications: CT / 5326/819 Council / Port Lincoln Zoning / WN Built / 1994 Land / 765m<sup>2</sup> (approx) Frontage / 10m Driveway / 20m Water Frontage Council Rates / \$4,671.15pa Emergency Services Levy / \$50pa SA Water / \$288.1pp Estimated rental assessment \$750 - \$800pw / Written rental assessment can be provided upon request

Nearby Schools / Kirton Point P.S, Lincoln Gardens P.S, Port Lincoln Junior 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