

17 Ridley Crescent, Port Lincoln, SA 5606

HARRIS

Sold House

Wednesday, 6 December 2023

17 Ridley Crescent, Port Lincoln, SA 5606

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 778 m2

Type: House



Rachel Hawkins

0429682227

\$500,000

Introducing an exceptional 3-bedroom, 1-bathroom solid brick 2-storey home with captivating features and breathtaking views. This property is a true gem, offering a unique blend of comfort, convenience, and picturesque surroundings. As you step into this home, you'll immediately notice the inviting and well-designed interior. The spacious formal lounge, featuring a cozy combustion fireplace, sets the stage for relaxed evenings and gatherings. For added comfort, a reverse cycle air conditioner ensures you're in control of the climate year-round. The heart of the home is the kitchen, which was thoughtfully upgraded just 5 years ago. It showcases a contemporary design and comes equipped with a walk-in pantry, a dishwasher for added convenience, and an additional pantry located right next to the laundry area. This functional space also features a rainwater tap in the kitchen, promoting eco-friendly living and water savings. All three bedrooms in this home offer built-in robes and ceiling fans, providing comfort and ample storage for your family's needs. Upstairs, electric roller shutters on the front-facing windows not only enhance privacy and security but also contribute to energy efficiency. One of the highlights of this property is the front balcony that provides stunning views over Port Lincoln and Boston Bay. It's the perfect spot to start or end your day, taking in the panoramic coastal scenery. The family bathroom features a shower and vanity, with a separate toilet for added convenience during busy mornings. Step outside, and you'll be enchanted by the outdoor alfresco area, which includes a small pond and lush greenery. This serene space allows you to enjoy the beauty of nature and unwind in your own backyard. Additionally, this property boasts a self-sufficient granny flat at the back, offering endless possibilities. Whether it's a home office, a guest suite, or a potential source of rental income, this versatile space is a valuable addition to the property and will come fully furnished WIWO for the next owner. What's not to love:- 3KW Solar- 12,000L (approx) rainwater plumbed to kitchen tap- Self sufficient granny flat fully furnished available as walk-in walk-out- Built in robes in all bedrooms- Ceiling fans in all bedrooms- R/C A/C in formal lounge, master bedroom & granny flat- Shedding to the rear of the property- Double garage with automatic roller doors- Electric roller shutter on top floor eastern windows Specifications: CT / 5078/395 Council / Port Lincoln Zoning / SN Built / 1984 Land / 778m² Council Rates / \$2,042.40pa Emergency Services Levy / \$94.10pa SA Water / \$156.44pa Estimated rental assessment: \$510 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Port Lincoln P.S, Port Lincoln Junior P.S, Lincoln Gardens P.S, Kirton Point 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