

**18A Wavell Road, Port Lincoln, SA 5606**

**HARRIS**

**Duplex/Semi-detached For Sale**

Thursday, 25 January 2024

18A Wavell Road, Port Lincoln, SA 5606

**Bedrooms: 3**

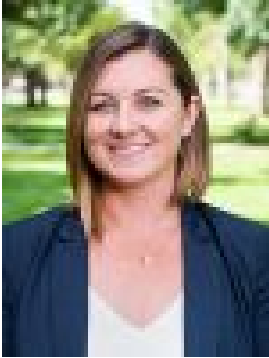
**Bathrooms: 1**

**Parkings: 3**

**Area: 500 m2**

**Type:**

**Duplex/Semi-detached**



Rachel Hawkins

0882023500

**\$380k-\$418k**

Welcome to this charming, secure, 3-bedroom, 1-bathroom home in the heart of Kirton Point. The residence boasts polished hardwood floors, adding a touch of elegance to the living spaces. Each bedroom is adorned with sheer curtains and block-out roller blinds, providing both style and privacy. With generously sized bedrooms and a modern bathroom, this home offers comfort and functionality. The inviting lounge area features a cozy combustion fireplace, perfect for creating a warm ambiance during colder months. The kitchen/dining area offers year-round comfort with reverse cycle air conditioning. Additional highlights include convenient shedding for storage or a potential workshop, enclosed entertaining areas for social gatherings, and a prime location near schools and parks. Nestled in Kirton Point, this residence is a perfect blend of functionality and appeal. The property boasts ample storage in the shedding, ideal for hobbies or extra space. Entertain family and friends in the private, enclosed outdoor areas, creating lasting memories in a relaxed atmosphere. The prime location provides easy access to essential services, schools, and parks, contributing to a vibrant community lifestyle. Make this charming home yours:- Hardwood floors throughout- Sheer curtains + block out roller blinds in lounge + bedrooms- Combustion FP in lounge- R/C A/C in kitchen/dining- Enclosed entertaining areas- Large shed- Fully fenced secure yard- Single carport with manual roller door

Specifications: CT / 5442/169 Council / Port Lincoln Zoning / SN Built / 1976 Land / 500m<sup>2</sup> Frontage / 14.93m Council Rates / \$1,329.25pa Emergency Services Levy / \$50pa SA Water / \$146.65pa

Estimated rental assessment: \$440 - \$470 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Kirton Point P.S, Port Lincoln Junior P.S, Lincoln Gardens P.S, Poonindie Community Learning Centre, Port Lincoln H.S, Tumby Bay Area School, Cummins Area School

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