

2/12 North Point Avenue, Port Lincoln, SA 5606

HARRIS

Sold Townhouse

Tuesday, 15 August 2023

2/12 North Point Avenue, Port Lincoln, SA 5606

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Rachel Hawkins
0882023500

Contact agent

With exceptional waterfront positioning this beautifully updated, completely furnished townhouse is ready for its next savvy owner occupier or investor. Split over two levels with open plan kitchen, dining, living plus family bathroom and double bedroom downstairs, whilst upstairs features the master bedroom, ensuite, second living and third bedroom. A large entrance hallway greets you when you first enter this home, with your eyes naturally drawn to the floor to ceiling picture windows that capture the views over the calm waterways. The kitchen is complete with stainless steel Westinghouse oven and microwave, electric cooktop and dishwasher while the laundry is in-built and hidden behind bi-folding doors. For climate control all year round there is a reverse cycle air-conditioner in the open plan living area plus the master bedroom. The outdoor BBQ and entertaining area flows seamlessly via a set of sliding doors which also leads down to the front lawn and pontoon access. Upstairs you will find a second living space or office area, great for the kids or parents retreat. Sliding doors off the master bedroom open out to your very own private balcony overlooking the quiet and tranquil marina waterways. There is plenty of room for parking with a long driveway plus a single under cover carport with electric roller door, large enough for a 4WD. For the adventurer or angler you have the added bonus of a pontoon to moor your boat providing many hours of fun traversing the marina waterways or to simply launch the paddle board or kayak for loads of family fun. What you'll love...- Absolute waterfront townhouse- Shared pontoon to moor your boat- Modern bathrooms both upstairs and downstairs- Reverse cycle air-conditioning in the main living and master bedroom- Second open living space upstairs- Private balcony access from master bedroom- Plenty of parking including single under cover carport- Lock and leave for yourself of perfect investment opportunity as a short or long term rental property- Option to purchase fully furnished Specifications: CT / 5064/24 Council / City of Port Lincoln Zoning / WN Built / 1992 Council Rates / \$1749.57pa ES Levy / \$231.50pa SA Water / \$133.76pa Strata Rates / \$650pm Strata Manager / Lawson Real Estate Nearby Schools / Kirton Point Primary School, Port Lincoln Junior P.S, Lincoln Gardens 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