

2 Chapman Street, Port Lincoln, SA 5606

REAL ESTATE

House For Sale

Friday, 3 November 2023

2 Chapman Street, Port Lincoln, SA 5606

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 885 m2

Type: House



Jordan Foster
0428926789

\$650K - \$670K

MAKE AN OFFER This wonderful solid brick home is the opportunity of the year. Situated in one of Port Lincoln's finest and most tightly held neighbourhoods. The home lends itself to multiple possibilities given its unique floor plan. You could keep the whole house as one or with a few minor alternations, you could split it into two residences each comprising 2 bedrooms, 1 bathroom and 1 living OR one end comprising 3 bedrooms, 1 bathroom and 1 living and the other end comprising 1 bedroom, 1 bathroom and 1 living. If you put locks on the laundry door, each end could then share the laundry (one accessing from the hallway and one from the outside). There is separate entrances and driveways being on a corner allotment. This could be perfect for investors with dual incomes or if you want to live in one end of the house and rent out the other for extra income. Leading out from the main living room is a stunning enclosed sunroom with sliding doors and windows on either end. Perfect for entertaining all year 'round. The single carport alongside of the house has a roller door. There is an additional double shed with power and lights. Added features include electric hot water service, gas heating connections, ducted, split system, wall-unit aircon, rainwater tanks and a 5kW solar system. You will fall in love with the beautiful gardens, which is the perfect spot to sit, relax and take in the view of the ocean. Located in Port Lincoln "The Seafood Capital of Australia". This property will not last long. Be quick, contact Jordan Foster on 0477 097 941 to arrange your private inspection. Council Rates Total Liability 2023-2024: \$1,917.65 per annum Emergency Services Levy 2023-2024: \$106.85 per annum SA Water 2023-2024: Supply Charge \$74.20 per quarter + Sewerage Access Charge \$TBA per quarter + Water Usage RLA 274962