

**21 Cardiff Road, Port Lincoln, SA 5606**

**Raine&Horne.**

**House For Sale**

Friday, 1 March 2024

21 Cardiff Road, Port Lincoln, SA 5606

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1084 m2**

**Type: House**



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**\$495,000 - \$520,000**

Set on a generous 1,084m<sup>2</sup> parcel of land with an impressive 31 metre road frontage, this property is a blend of space, functionality, and potential. Currently configured as a three bedroom home, the clever design allows for expansion, offering the possibility of transforming it into a four bedroom haven with minimal effort and expense. Step into the home, and you'll be greeted by an abundance of natural light, courtesy of the north facing orientation of the kitchen, dining area, and multiple outdoor entertaining spaces. The master bedroom boasts ample space, a built in robe, and a split system air conditioner, ensuring comfort year round. Bedrooms two and three are of a good size, with the added convenience of a built in robe in the second bedroom. The main living area also enjoys the convenience of its own gas heating, with another split system air conditioner in the adjacent kitchen/dining which features ample cupboard space. The central bathroom is bright and airy, maintaining its pristine condition since the day of installation. A thoughtful layout places the laundry, complete with a built in cupboard, and a separate toilet, near the back entrance, enhancing the functionality of daily living. Step outside, and you'll discover a meticulously presented backyard featuring a refreshing lawn and mature plantings. Whether you prefer the shelter of undercover areas or the openness of the outdoors, this residence caters to your every mood. Four rainwater tanks supply water to the home, offering both eco-friendliness and cost-effectiveness. This property is not just a home; it's a lifestyle. Its strategic location, a mere 4 minutes from the City Centre or the Marina precinct. The time is now to make this residence your own, as it is ready for you to move in and immediately begin enjoying the benefits it has to offer. With a price range of \$495,000 - \$520,000, this property presents an opportunity for those seeking a harmonious blend of comfort and potential. To explore this wonderful home further, don't hesitate to contact Steve Prout on 0428 601 855 or Leeanne Kowald on 0409 909 992.