

**23 Duncan Avenue, Port Lincoln, SA 5606**



**Sold House**

Wednesday, 13 September 2023

23 Duncan Avenue, Port Lincoln, SA 5606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 8**

**Type: House**



Rachel Lawrie  
0428882864



Anni Bache  
0438492914

**\$312,500**

We are honoured to present 23 Duncan Street to market! This quality Apex home, set on a prime allotment of 712m<sup>2</sup> approximately, positioned exceptionally well. Nestled on a fantastic street, located in a family friendly convenient area with stunning ocean views, be sure not to miss the inspections! 23 Duncan Avenue is only a short commute to Port Lincoln city centre with all your required amenities at your fingertips and the seaside lifestyle this brilliant town has to offer! This spacious, functional floor plan boasts 2 bedrooms, 1 bathroom, dual versatile living spaces, a versatile kitchen, plenty of space outdoors. This is the perfect opportunity to make the move you have been waiting for to Port Lincoln! Homely features we love : • Desired location • Spacious kitchen with plenty of storage • Good lighting throughout • Beautifully sized laundry • Spacious bathroom • Ample storage throughout • Large master suite with WIR • Bedroom 2 with built in robes • Low maintenance gardens • Shade house plus undercover pergola • Coastal Views • Decked balcony • Brilliant multi use shed incorporating workshop, own office and garage • Garden shed • Lovely open fruit garden with opportunity for further development (Subject to Planning Consent).....and the extensive list goes on! Port Lincoln is renowned as the "Seafood Capital" situated on the Lower Eyre Peninsula. Located approximately 280 km by flight from the State's capital city of Adelaide (646 km by road). Port Lincoln is blessed with fantastic beaches, sensational and protected National Parks only a short drive away, brilliant fishing, incredible seafood, beautiful wines, wonderful wildlife, award-winning local tours and an abundance of community clubs to cater for all - Port Lincoln has something for everyone. In close proximity to Kirton Point, Port Lincoln Airport, Port Lincoln Tourist Park, Boat Ramp, Port Lincoln Junior Primary and Primary School and Port Lincoln High School. Additionally you have easy access to Port Lincoln Shopping amenities, Port Lincoln Hospital and local award winning cafes and restaurants - you are spoilt for choice! This home could be your chance to buy into this beautiful, mellow and thriving regional city. Whether you're a first home buyer, investor, retiree, downsizer or even an upsize purchaser, Port Lincoln is the perfect relaxed and healthy lifestyle for you and your family. There are limitless opportunities for this property such as renovations or even the potential for subdivision (Subject to Planning Consent). Do not hesitate to call regarding 23 Duncan Street, as this opportunity to purchase in an absolutely beautiful location won't last long! For further information please contact Rachel Lawrie 0428 882 864 [rachel.lawrie@raywhite.com](mailto:rachel.lawrie@raywhite.com) or Anni Bache 0438 492 914 [anni.bache@raywhite.com](mailto:anni.bache@raywhite.com) RLA281212