

**24 Wavell Road, Port Lincoln, SA 5606**

**HARRIS**

**House For Sale**

Wednesday, 14 February 2024

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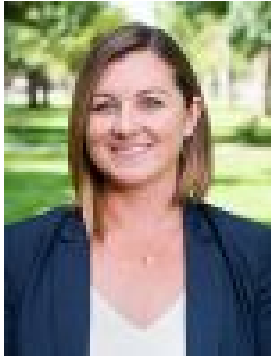
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2143 m2**

**Type: House**



Rachel Hawkins  
0882023500

## Contact Agent

For Sale by Expressions of Interest closing Friday 8th March 2024 at 5pm (unless sold prior) Embark on a journey of discovery within the heart of Kirton Point, where a rare 2,143sqm street-to-street allotment with 30m frontage awaits. This substantial property, centrally located for convenience and easy access to local amenities, stands out as an exceptional canvas for renovators and developers alike. Unveiling its unique potential, this property features three bedrooms and one bathroom, adding an extra layer of appeal for those seeking a home transformation or visionary development. For renovators with an artistic eye, this property is a delightful challenge. The existing structures, complemented by the three bedrooms and one bathroom, provide an opportunity to breathe new life into the space and craft a bespoke home that resonates with individual style. On the other hand, visionary developers are drawn to the rare luxury of street-to-street access, offering an expansive canvas for multi-unit dwellings, expansive estates, or innovative projects that transcend traditional boundaries. Nestled in the sought-after Kirton Point locale, residents enjoy the perfect blend of tranquility and accessibility, with schools, parks, and local amenities within easy reach. Beyond being a rare opportunity for creative transformation, this property positions itself as a desirable investment in a thriving community. Opportunity is knocking:- Rare street to street allotment- 2,143sqm of land- 30m frontage to both Wavell Road and Cardiff Road- Located in the heart of Kirton Point- Existing dwelling has 3 bedrooms, 1 bathroom, and shedding- Water and sewer connections to both Wavell Road and Cardiff Road - Water views should you build double storey- The most amazing established fruit trees/orchard including 4x apricot, 2x quince, pear, apple, pomegranate & fig- Sub-division up to 6 allotment STCA Specifications: CT / 5699/562 Council / Port Lincoln Zoning / SN Built / 1900 Land / 2143m<sup>2</sup> Frontage / 29.77m Council Rates / \$2,200 pa Emergency Services Levy / \$60 pa SA Water / \$pq Estimated rental assessment / 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 H.S, 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