

26 Follett Street, Port Lincoln, SA 5606

HARRIS

Sold House

Thursday, 21 December 2023

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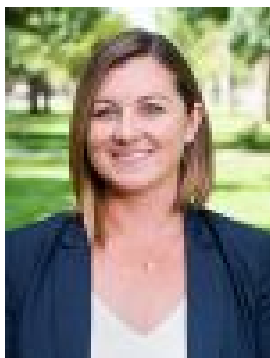
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 760 m2

Type: House



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Contact agent

Welcome to this ideal first family home that seamlessly blends comfort and practicality. Each bedroom is equipped with ceiling fans and built-in robes, ensuring a cozy and organised living space for you and your family. Discover the beauty of jarrah hardwood floors that run throughout the entire home, adding a touch of warmth and timeless elegance. The property features a thoughtful rainwater plumbing system that serves the entire house, embracing sustainability and resource efficiency. Enjoy the convenience of a dual driveway, one leading to a single carport, providing ample parking space for your vehicles. The high secure fencing ensures both privacy and safety, creating a secure environment for your loved ones. A garden shed adds an extra layer of utility for storage needs. Feel secure with the strategically placed security cameras around the house, offering peace of mind and an added layer of protection. Sheers and block-out curtains adorn the front-facing rooms, allowing you to control natural light and maintain privacy. Step into modern comfort with the brand-new reverse-cycle air conditioning unit in the lounge, ensuring a comfortable climate year-round. Down lights throughout the home create a well-lit and welcoming atmosphere, while the internal repaint conducted two years ago adds a fresh and contemporary feel. The bathroom features both a bath and shower, complete with a new shower screen, providing the perfect space for relaxation and rejuvenation. Additionally, a separate toilet enhances convenience for both residents and guests. Embrace sustainable living with the inclusion of solar panels, not only reducing your environmental footprint but also providing cost-effective energy solutions. This home is more than just a residence; it's a thoughtful blend of functionality, style, and eco-conscious living. A perfect first family home:- Internal repaint 2021- Approx. 20,000L rainwater plumbed throughout- Solar- Electric HWS- 8 security cameras - Jarrah hardwood floors- Ceiling fans & BIRs in all bedrooms- Brand new R/C A/C in lounge Specifications: CT / 6105/348 Council / Port Lincoln Zoning / SN Built / 1971 Land / 760m² Frontage / 25.78m Council Rates / \$1,489.90pa Emergency Services Levy / \$72.10pa SA Water / \$153.70pq Estimated rental assessment \$350 - \$380pw / Written rental assessment can be provided upon request Nearby Schools / Lincoln Gardens P.S, Kirton Point P.S, Port Lincoln Junior 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