

**27 Cronin Avenue, Port Lincoln, SA 5606**

**NUMERICAL  
REALESTATE**

**Sold Duplex/Semi-detached**

Friday, 3 November 2023

27 Cronin Avenue, Port Lincoln, SA 5606

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 799 m2**

**Type:**

**Duplex/Semi-detached**



Michael Scheffler  
0448260470



Daniel Eramiha  
0448260470

**\$220,000**

Welcome to a property poised to enrich your investment portfolio or kickstart your journey to smart living. This home boasts three bedrooms with a main bedroom featuring built-in robes. The bathroom, strategically placed for ease, accompanies a separate toilet adjacent to the laundry at the home's rear. An open-plan living and dining area seamlessly integrates with a functional kitchen, forming the perfect space for family. and control year-round comfort with a reverse cycle split system air conditioner. Spanning 799m<sup>2</sup>, the property's established allure is heightened by a double-sized shed in the rear yard and secure undercover carport storage. Relax, entertain, and oversee children's play from the covered outdoor pergola area. Seize the opportunity for a rewarding investment or a smart beginning. Contact us today to experience the property's full potential! Currently tenanted until January 2024, this property returns \$225.00 per week. For further information contact Michael Scheffler on 0439 484 361 or email any enquiries to [michael@numericalrealestate.com](mailto:michael@numericalrealestate.com) Specifications: Council Rates: \$1,390.40 pa Emergency Services Levy: \$70.75 pa SA Water: \$188.19 pq Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Numerical Realestate makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. RLA: 318733