

**27 Romas Way, Port Lincoln, SA 5606**

**HARRIS**

**House For Sale**

Friday, 24 May 2024

27 Romas Way, Port Lincoln, SA 5606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 534 m2**

**Type: House**



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**\$620k-\$640k**

Welcome to this modern home situated in the heart of the Marina, offering a perfect blend of style and convenience. This beautifully designed residence features three bedrooms, two bathrooms, and two spacious living areas, ideal for contemporary family living. Upon entering the home, you are welcomed into the first living area, which is equipped with a reverse cycle air conditioner to ensure year-round comfort. Adjacent to this space are two well-appointed bedrooms, each with ceiling fans for added comfort. The thoughtfully designed three-way family bathroom includes a powder room, a separate toilet, and a section with a shower, bath, and additional vanity, providing convenience for busy mornings. The home also features a practical laundry room with ample storage and direct access to the outside, enhancing functionality. As you move further into the home, you are greeted by a large open-plan kitchen, dining, and second lounge area. The modern kitchen is a chef's delight, complete with a dishwasher, a large pantry, ample storage, a filtered water tap, an electric oven and stove, and a custom wall shelf. The second living area also boasts a reverse cycle air conditioner, ensuring the entire space is comfortable and inviting. The master bedroom, located at the rear of the home, serves as a private retreat. It includes a walk-in robe, a ceiling fan, and an ensuite bathroom featuring a shower, toilet, and vanity, providing a serene and private space for relaxation. Outside, the rear entertaining area is perfect for gatherings, equipped with zip track blinds for added comfort. The secure yard with a well-maintained lawn offers a safe and enjoyable space for outdoor activities. Additionally, the large double garage provides ample parking and storage solutions, enhancing the home's practicality. With LED down lights throughout, this home combines modern elegance with functional design, creating a perfect sanctuary in the heart of the Marina. Enjoy the vibrant marina lifestyle, with easy access to local amenities, recreational facilities, and beautiful beaches just a stones throw away. Modern living at its best:- R/C A/C in both living areas- 3 bedrooms all with ceiling fans- LED down lights throughout living areas- Secured yard- Lucrative AirBnB investment- Option to purchase fully furnished WIWO Specifications: CT / 5975/272 Council / Port Lincoln Zoning / WN Built / 2006 Land / 534m<sup>2</sup> (approx) Frontage / 6.93m Council Rates / \$1,792.90pa Emergency Services Levy / \$95.35pa SA Water / \$161.39pa Estimated rental assessment / \$550 - \$580 per week / Written rental assessment can be provided upon request Nearby Schools / Kirton Point P.S, Lincoln Gardens 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 | 22640