

**3/11 Ives Place, Port Lincoln, SA 5606**

**Raine&Horne.**

**House For Sale**

Wednesday, 22 May 2024

3/11 Ives Place, Port Lincoln, SA 5606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 375 m2**

**Type: House**



Steve Prout  
0886825666



Leeanne Kowald  
0886825666

**\$650,000**

Being completely separate with no adjoining walls! Located just minutes away from Port Lincoln's CBD, and a stroll to the beach, this inviting three bedroom townhouse offers the perfect blend of convenience and comfort. Polished wood floors flow through the home to the spacious main light-filled living area, setting the tone for the seamless lifestyle this property offers. The heart of the home lies in the well-appointed kitchen with stone benchtops, adorned with Miele stainless steel appliances including a dishwasher, offering both style and functionality. A breakfast bar seamlessly connects the kitchen to the adjoining dining space, creating an ideal setting for casual meals and lively conversations. The open plan lounge dining area provides space for formal entertaining or precious family time. Sunlight streams through the sliding doors as you step outside to the backyard oasis, where artificial lawns, a garden shed, and paved areas await, perfect for al fresco dining and entertaining under the open sky. Perfectly placed on the lower level, the master bedroom awaits, an oasis of tranquillity boasting a generous built-in robe and ensuite for ultimate privacy and relaxation. The ensuite features modern fixtures and finishes, and is tiled floor to ceiling with a wc. Adjacent to the main living area, a separate toilet with vanity adds convenience for family or friends. Upstairs provides two additional King sized bedrooms, one bedroom features a built-in robe, providing ample storage space, while the other boasts a walk-in robe, adding a touch of elegance to the space. The luxurious main bathroom on this level is a sanctuary in itself, equipped with a spa bath and glass shower, offering a rejuvenating retreat after a long day. The toilet is housed separately on this level. A second large living room on the upper floor invites gatherings and relaxation, with its own kitchenette for added convenience. Soaring ceilings create an airy ambiance, while sliding doors lead out to a covered timber balcony, where breath taking ocean views stretch out before you, providing the perfect backdrop for morning coffee or evening cocktails. Complete with a single car garage, and extra outdoor space at the front for parking, this townhouse promises effortless living in a prime location. Whether you're seeking a peaceful retreat or a vibrant hub for entertaining, this property offers the best of both worlds, combining comfort, convenience, and coastal charm in one irresistible package. Extras like an underground rainwater tank, multi outlet upstairs and downstairs air conditioning for year round comfort, high end finishes, floor to ceiling tiles, and quality appliances make it definitely a step above comparable properties. For more information or to make a time to view contact Steve Prout on 0428 601 855 or Leeanne Kowald on 0409 909 992.