

**3 Barnard Street, Port Lincoln, SA 5606**

**NUMERICAL  
REALESTATE**

**House For Sale**

Tuesday, 27 February 2024

**3 Barnard Street, Port Lincoln, SA 5606**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 950 m2**

**Type: House**



Michael Scheffler

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**Best Offer By: 27/03/24**

Introducing 3 Barnard Street, Port Lincoln – a timeless 1960s stone home that seamlessly blends modern comfort with classic charm. Meticulously renovated throughout, this property offers a serene living experience in a prime location. Situated on a generous 950m<sup>2</sup> corner block, the potential for this residence is boundless. The fully fenced yard not only ensures privacy but also provides a safe haven for both kids and pets. The spacious grounds offer endless possibilities for gardening, play, or simply unwinding in your own oasis. For those with a passion for the outdoors, a brand-new shed/carport awaits – an ideal space for storage measuring 6.5m x 5.6m, adding both convenience and functionality to your lifestyle. Step inside to discover a harmonious fusion of old-world character and contemporary design. The entire interior has undergone a thoughtful transformation, featuring a new kitchen, bathroom, flooring, and fresh paintwork. The result is a home that exudes warmth and style. Practicality meets sustainability with rainwater plumbed directly to the house, contributing to eco-friendly living and reducing your environmental footprint. Embrace the potential for outdoor entertaining, whether it's a quiet family barbecue or a lively gathering of friends, the opportunities for creating memorable moments are endless. 3 Barnard Street invites you to experience the perfect blend of classic elegance and modern convenience, offering a lifestyle that is as inviting as it is functional. Welcome home. Call Michael on 0439 484 361 to arrange an inspection today. Property Details: Council Rates: \$470.48p/q Emergency Services Levy: \$81.60SA Water: \$200.47p/q 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