

31 Cook St, Port Lincoln, SA, 5606

Sold House

Thursday, 13 April 2023

RayWhite

31 Cook St, Port Lincoln, SA, 5606

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Type: House

Fantastic First Family Home - Room For All

ONLINE AUCTION 10TH OF MAY 2023 AT 6:00PM

PRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS

This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.

We are honoured to present 31 Cook Street to market! This quality build, built in c. 2000 and set on a prime allotment of well over 1100m² approximately (Enquire for Certificate of Title - Triangular Allotment), positioned exceptionally well. Nestled within a quiet street, located in a family friendly area with quality fixtures and fittings throughout the home, be sure not to miss the inspections!

Located only a short commute to Port Lincoln city centre with all your required amenities at your fingertips and the seaside lifestyle this brilliant town has to offer!

This spacious, functional floor plan boasts 4 bedrooms, 2 bathrooms, multiple versatile living spaces, a modern kitchen, plenty of space outdoors. This is the perfect opportunity to make the move you have been waiting for to Port Lincoln!

Homely features we love :

- Build c.2000
- Desired location
- Secure double garaging
- Dual street access
- Impressive decked verandah
- Wide passageways
- Spacious, updated kitchen with plenty of storage and dishwasher
- Good lighting throughout
- Plush carpet
- Beautifully sized laundry
- Renovated bathroom
- Ample storage throughout
- Large master suite with WIR & ensuite
- Bed 2 & 3 with built in robes
- Ceiling fans & split systems throughout
- Low maintenance gardens
- Rain water tank
- Large shed, suitable to house 3 cars with drive through access to rear enclosed yard

.....and the extensive list goes on!

Port Lincoln is renowned as the "Seafood Capital" situated on the Lower Eyre Peninsula. Located approximately 280 km by flight from the State's capital city of Adelaide (646 km by road).

Port Lincoln is blessed with fantastic beaches, sensational and protected National Parks only a short drive away, brilliant fishing, incredible seafood, beautiful wines, wonderful wildlife, award-winning local tours and an abundance of community clubs to cater for all - Port Lincoln has something for everyone.

In close proximity to Kirton Point, Port Lincoln Airport, Port Lincoln Tourist Park, Boat Ramp, Port Lincoln Junior Primary

and Primary School and Port Lincoln High School. Additionally you have easy access to Port Lincoln Shopping amenities, Port Lincoln Hospital and local award winning cafes and restaurants - you are spoilt for choice!

This home could be your chance to buy into this beautiful, mellow and thriving regional city. Whether you're a first-time buyer, retiree, downsizer or even an upsize purchaser, Port Lincoln is the perfect relaxed and healthy lifestyle for you and your family.

Do not hesitate to call regarding 31 Cook Street, as this opportunity to purchase in an absolutely beautiful location won't last long!

For further information please contact Rachel Lawrie 0428 882 864 rachel.lawrie@raywhite.com or Anni Bache 0438 492 914 anni.bache@raywhite.com

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