

# 36 Flinders Highway, Port Lincoln, SA 5606

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REALESTATE

## House For Sale

Saturday, 13 April 2024

36 Flinders Highway, Port Lincoln, SA 5606

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 894 m2

Type: House



Michael Scheffler

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**Best Offer By: 26/04/24**

PRICE GUIDE: \$350,000 - \$370,000 Ideal for first-time buyers or growing families seeking a spacious, adaptable home, this property is designed to meet your lifestyle needs at every stage. Step into modern, relaxed living with a layout that effortlessly combines space, comfort, and versatility. Key Features:

- **Spacious Living:** A large lounge room provides the perfect gathering spot for family moments, featuring on-trend flooring and a convenient study nook for work or study needs.
- **Kitchen & Dining:** The kitchen and dining area offer ample space for culinary adventures, with scope for personalization; the kitchen window boasts impressive views of the waters of Boston Bay.
- **Comfortable Bedrooms:** Three well-sized bedrooms, two with ceiling fans, and a master suite with air-conditioning ensure restful nights.
- **Outdoor Delights:** Enjoy an expansive backyard with fenced areas for kids and pets, complemented by established gardens for privacy and a serene atmosphere.
- **Entertainment Spaces:** Host gatherings year-round in the alfresco areas, including sheltered spaces, enclosed and manicured yards, a BBQ area, a pot belly fire and an outdoor sink / fish cleaning facility.
- **Versatile Rumpus Room:** A huge rumpus room adds flexibility to the home, perfect for an office, guest suite, playroom, or studio – let your imagination guide its use!
- **Convenient Extras:** Benefit from two sheds for storage, two carports, three rainwater tanks for eco-friendly living, and an external toilet for added convenience.

This is your opportunity to secure a family haven that seamlessly blends comfort, space, and convenience. Don't miss out on making this property your next home! For more information or to arrange a viewing, contact Michael on 0439 484 361 or at [michael@numericalrealestate.com](mailto:michael@numericalrealestate.com)

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