

**36 Moonta Crescent, Port Lincoln, SA 5606**



**Sold House**

Tuesday, 15 August 2023

36 Moonta Crescent, Port Lincoln, SA 5606

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 899 m2**

**Type: House**



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**\$239,000**

Perfect for starting out, downsizing or a red hot investment property ready to occupy. Solid brick and well positioned, offering the ease of great access on a handy corner allotment, 899m<sup>2</sup> in size, all well established and fenced. The interior design is very practical showing a separate lounge room on the front, that is complete with a r/c air conditioner, then flow through to the modern and updated kitchen area that offers ample space to share meals together. Four bedrooms, all are a good in size, the fourth bedroom at the rear of the home could be utilized as a home office, kids' playroom, second living /family room, the choice would be yours. Centrally located, the main bathroom has been updated to show fresh tones within the floor to ceiling tiles, a vanity and corner shower alcove, then the toilet is separate and off the laundry at the rear, this home was freshly painted throughout recently. Attached to the back of the home is a huge outdoor entertaining area, just the spot for spending relaxation time. A garden shed is the spot for storing goods and then the inclusion of the single lock up garage to park the car or for the handy man, with loads of extra space to store your boat, caravan or extra vehicles is available in this spacious back yard. Close to a school, butcher, bakery, corner store, café and Boston Bean Co for coffee, then just 5 minutes' drive to the centre of town, you will appreciate the convenient location. For further information or to inspect this property contact Bronte George on 0428272006 or email an enquiry to [bronte@kemprealstate.com.au](mailto:bronte@kemprealstate.com.au)