

5/9 Marine Avenue, Port Lincoln, SA 5606

HARRIS

Unit For Sale

Friday, 5 April 2024

5/9 Marine Avenue, Port Lincoln, SA 5606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Rachel Hawkins
0882023500

\$195k-\$210k

Nestled in close proximity to medical facilities and educational institutions, and just a short stroll from the bustling CBD, this studio residence presents a distinctive housing solution ideal for students, individuals, or couples seeking to streamline their living arrangements. Upon entering, you'll be greeted by an expansive open-plan layout, thoughtfully designed to maximise space and light. Large windows punctuate the area, allowing sunlight to permeate the interior. A built-in robe discreetly partitions the living and dining zones, offering ample storage while maintaining an airy ambiance. For your convenience and comfort, furnishings are already in place, including a plush queen-sized bed with mattress, a television with accompanying cabinet, and a cozy lounge area. Additionally, a dining ensemble comprising five pieces awaits your culinary endeavours. The kitchenette is well-appointed with essential appliances, featuring a double electric stove top and oven, facilitating effortless meal preparation. Tucked away for privacy, the generously proportioned bathroom boasts modern fixtures, including a shower, vanity with mirror, and toilet. Completing the ensemble, a communal laundry facility is conveniently located on the premises, eliminating the need for off-site trips. Furthermore, residents will appreciate the inclusion of an undercover carport, providing secure parking arrangements. Modern & convenient living at its finest:- Top floor unit with ocean & city views- Single carport spot for each resident- Partially furnished- Sofa bed in lounge to sleep guests- R/C A/C in bedroom area- Large BIR to separate spaces- Modern kitchenette- Bathroom with toilet, vanity & shower

Specifications: CT / 6122/863 Council / Port Lincoln Zoning / SN Built / 1970 Council Rates / \$1191.32pa Community Rates / \$638.75pq Community Manager / Numerical Real Estate Emergency Services Levy / \$80.84pa SA Water / \$153.70pq Estimated rental assessment \$275 - \$290pw / Written rental assessment can be provided upon request

Nearby Schools / Port Lincoln High School, Primary and Junior Primary School, St Joseph's School, Navigator College, Kirton Point P.S, Lincoln Gardens P.S, Poonindie Community Learning Centre, Tumby Bay Area School, Cummins Area School.

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409