

**6/34 Lincoln Highway, Port Lincoln, SA 5606**

**HARRIS**

**Unit For Sale**

Wednesday, 22 November 2023

6/34 Lincoln Highway, Port Lincoln, SA 5606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Rachel Hawkins  
0429682227

**\$195k**

Inspection by Appointment Only! Discover the epitome of convenience and comfort in this well maintained 2-bedroom, 1-bathroom unit located just a stone's throw away from the picturesque Port Lincoln foreshore. Embracing a low-maintenance lifestyle, this residence is characterised by its neat and tidy presentation, making it an ideal home or investment opportunity. Step inside to find a tastefully appointed lounge area, where the recently installed new lino plank flooring adds a touch of modern elegance. The well-designed floor plan includes a master bedroom featuring built-in wardrobes, ensuring ample storage space. The bathroom is efficiently laid out for practicality. Currently, this charming unit is tenanted, providing a reliable income stream of \$210 per week, making it an attractive option for investors seeking a hassle-free property. With its immaculate location and attention to detail, this residence offers a delightful living experience with the added benefit of easy access to the vibrant Port Lincoln foreshore. Specifications: CT / 6084/563 Council / Port Lincoln Zoning / SN Built / 1974 Council Rates / \$1,287.25pa Strata Rates / \$175pq Strata Manager / Port Lincoln Property Management Emergency Services Levy / \$69.45pa SA Water / \$146.65pq Estimated rental assessment \$210 pw / Written rental assessment can be provided upon request. Nearby Schools / Port Lincoln P.S, Port Lincoln Junior P.S, Kirton Point P.S, Lincoln Gardens P.S, Poonindie Community Learning Centre, Port Lincoln H.S, 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