

**8 Cowley Crescent, Port Lincoln, SA 5606**

**Raine&Horne.**

**Sold House**

Friday, 1 September 2023

8 Cowley Crescent, Port Lincoln, SA 5606

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 693 m2**

**Type: House**



Leanne Kowald

0886825666

**\$450,000**

Don't miss out on this wonderful three bedroom brick family home situated on the high side of the street in a quiet area with views over Proper Bay, this property presents an excellent opportunity for first-time buyers, growing families, or savvy investors. Situated on a spacious 693m<sup>2</sup> of land, the home offers a comfortable and convenient lifestyle for its future owners, featuring a practical layout and ample natural light throughout. Entry is via the front spacious carpeted lounge room with adjacent dining room, with the kitchen situated alongside the dining room. A split system air conditioner creates comfort in all seasons. The kitchen has plenty of cupboard space, a dishwasher for busy times, and also a breakfast bar overlooking the family room, which provides a second large living space for all the family. Wood inspired lino flows throughout these areas for easy care. Sliding glass doors from the family room provide access to the stunning undercover outdoor paved pergola, a perfect place for entertaining and relaxing with family and friends. Large gatherings can be held undercover with plenty of room to cater for the largest of families. The spacious main bedroom which also features a split system air conditioner, is located at the front of the home, with floor to ceiling mirrored built in robe for storage, and also provides direct entry to the two way bathroom, with relaxing bath and shower, vanity area, and toilet. The generously sized laundry is housed separately. Bedroom two and three are both also of a good size, and you will find another built in robe in the second bedroom, also an extra cupboard for storage is located in the hallway. The home has an under main roof roller door carport, a door provides entry to the front lounge - perfect for winter weather. The rear yard is fully fenced, and gives you plenty of opportunity and space to personalise. A garden shed takes care of your gardening tools, and there is also a rainwater tank. There are gates alongside the carport, offering access to the yard and providing more space for caravans, boats or vehicles. Currently tenanted until February 2024 at \$370 per week. To make an appointment to view contact Steve Prout of Raine & Horne on 0428 601 855 or Leeanne Kowald on 0409 909 992. Don't wait, as properties like this don't stay on the market for long!