

11 Smith Street, Port Vincent, SA, 5581



House For Sale

Saturday, 10 August 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 9

Type: House



Matt Easter
0409011212

Premium Port Vincent - A Quality Home with a View & Excellent Features

Perched upon the most elevated section of Port Vincent with a 180-degree view looking east over Gulf St Vincent, this quality home presents a rare opportunity in a market where comparable properties are scarce.

Affording an impeccable street appeal with a manicured low maintenance yard and front decking area. If you can take your eyes off the water you'll be excited to know that the views on offer are just as good from the inside.

Property Features:

🏠Bedrooms/Bathrooms: 3 spacious bedrooms and 2 bathrooms. Master bedroom is of a substantial size with modern ensuite, built in robe and quality fixed cabinetry.

🏠Living Areas: Kitchen, dining and lounge area, all positioned at the front of the home to take full advantage of the sea views. The master bedroom also enjoys these stunning vistas.

🏠Kitchen: Light and bright with quality cabinetry, an island bench, double-drawer dishwasher, electric oven and stove with rangehood.

🏠Additional Spaces:

o🏠Front and rear entertaining. The rear section is large and fully enclosed.

o🏠Two detached lined sheds used as rumpus rooms, perfect for guest overflow / bunk room.

🏠Shedding: 6m x 14m shed with a concrete floor and power, ample storage for vehicles, trailers and projects. 2x motorised roller doors.

🏠Yard: Low-maintenance rear yard with extensive paved areas, an outdoor fire pit and a small lawn with sections of gardens.

Additional:

🏠Rainwater plumbed to the entire house. Mains water connected.

🏠Rooftop solar for energy efficiency.

🏠Commercial-grade windows with tinted double glazing to street-front.

🏠Instant gas hot water system.

🏠Motorized external blinds.

🏠Kitchen fridge and all fixed TVs included in the sale.

For sale via Expression of Interest closing 3 September 2024 at Noon.

Interested parties contact agent for inspection details.