

12 Calais Ave, Port Lincoln, SA, 5606

HARRIS

House For Sale

Thursday, 24 October 2024

12 Calais Ave, Port Lincoln, SA, 5606

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Corey Carbone

Epitome Of Luxury Marina Living...

Welcome to 12 Calais Avenue, Port Lincoln a stunning E+MQ architecturally designed home offering ultimate luxury living in tightly held Laguna Beach Reserve cul-de-sac.

The top floor is all about the master suite your personal haven! It features a large walk-in robe, reverse cycle air conditioning, a luxurious ensuite with underfloor heating, a double shower, and your own private balcony with gorgeous views of Laguna Beach. Bedrooms 2 and 3 on the main floor are well appointed with ceiling fans, walk-in robes, and reverse cycle air conditioning, while bedroom 4 offers a built-in robe and ceiling fan. The spacious family bathroom includes a large bath, shower, double vanity, toilet, and cosy underfloor heating.

The open plan kitchen and dining with gorgeous views is a dream for anyone who loves to cook or entertain, with a waterfall stone bench top, tons of storage, a butler's pantry with severy window, underfloor heating, and bi-fold doors that open out to the front deck-perfect for outdoor dining.

On the second floor, there is a huge media room, perfect for watching the next blockbuster with the entire family, with reverse cycle air conditioning, a surround sound system, retractable blinds, louvered windows and gorgeous marina views.

For private indoor-outdoor living, the casual lounge area complete with underfloor heating and a mini kitchenette with a dishwasher, serving window, and sink, opens onto a manicured synthetic turfed area through sliding doors, great for entertaining which flows perfectly into the pool area.

One of the standout features is the indoor heated saltwater chlorinated pool. The entire pool area is heated by a heat pump, and the pool area includes double-glazed windows, electric windows, triple stacker doors to open the entire area, and its own bathroom with shower, toilet, and vanity.

This eco-friendly home also comes with 30,000 litres of rainwater plumbed into the house, a 13.8kW solar system, and huge 23kW battery. The beautifully landscaped gardens, with thriving fruit trees, add to the home's charm, relaxing vibe and low maintenance living

If you're after luxury, comfort, and sustainability, this Laguna Beach Reserve home ticks all the boxes:

- E+MQ architecturally designed home + extension
- Shepperd's build + extension
- 13.8kW solar with 23kW battery
- 30,000L rainwater plumbed to home
- Indoor saltwater chlorinated pool with separate bathroom
- Separate utility room to house pool pumps & equipment
- Heat pump located under front balcony for heating entire pool room
- Underfloor heating in kitchen & all indoor bathrooms
- Butlers pantry with servery window
- Cherry, lime, lemon, orange, peach, passionfruit, tangelo trees all with irrigation
- Absolute lock and leave capability in the most stunning location

Specifications:

CT / 5816/601

Council / Port Lincoln

Zoning / WN

Built / 2012

Land / 775m2 (approx.)

Frontage / 20.2m

Council Rates / \$3,250.00pa

Emergency Services Levy / \$136pa

SA Water / \$351.20pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Kirton Point P.S, Port Lincoln Junior P.S, Lincoln Gardens P.S, Poonindie Community Learning Centre, Port Lincoln H.S, Tumby Bay Area School, Cummins Area School

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