

14 Eric Ave, Port Lincoln, SA, 5606

HARRIS

House For Sale

Tuesday, 1 October 2024

14 Eric Ave, Port Lincoln, SA, 5606

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



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Corey Carbone

Elevated views with endless potential...

Set within a highly sought-out area, you'll find an exceptional property that perfectly balances modern comfort with elevated living. This delightful residence boasts breathtaking elevated views over Boston Bay, extending to the serene national park.

This thoughtfully designed home features four well-appointed bedrooms, bedrooms 1, 2 & 3 feature ceiling fans, and the master bedroom features built-in-robos. The third bedroom also offers stunning views, creating a peaceful retreat. Bedroom 4 is located downstairs and serves as a perfect teenagers retreat or guest sleeping quarters. The versatile layout includes two generous living spaces, with the main living room featuring a reverse cycle air conditioner, combustion fireplace, and a cozy study nook-ideal for remote work or study. The open-plan kitchen, dining, and lounge area fosters a seamless flow for entertaining and family gatherings.

Functional amenities enhance the living experience, with a well-equipped bathroom and a separate toilet for convenience. A dedicated teenagers' retreat provides the perfect space for privacy and relaxation. Step outside to discover a fantastic entertaining area, perfect for alfresco dining and weekend get-togethers, where the elevated views make it a wonderful spot to unwind.

Additional highlights include a spacious 12x6m shed with a 2.1m clearance, offering ample storage for tools, equipment, or hobbies. With approximately 50,000 litres of rainwater storage, this home is both eco-friendly and practical for everyday living.

Perfect blend of convenience and tranquility at your fingertips:

- Elevated position & views
- 50,000L rainwater plumbed throughout
- Solid construction
- Seperate teenagers retreat
- R/C A/C & combustion FP in lounge
- 12m x 6m shed
- Drive through garage

Specifications:

CT / 5594/723

Council / Port Lincoln

Zoning / SN

Built / 1966

Land / 724m² (approx)

Frontage / 19.81m

Council Rates / \$2381.10pa

Emergency Services Levy / \$110.20pa

SA Water / \$199.24pq

Estimated rental assessment / 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.

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