

16 Flinders Avenue, Port Lincoln, SA, 5606

HARRIS

House For Sale

Friday, 30 August 2024

16 Flinders Avenue, Port Lincoln, SA, 5606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Upgraded, elevated & ready to move in...

Where modern comforts and inviting spaces come together to create the perfect family haven, this property offers a seamless blend of practicality and charm, making it ideal for anyone looking to settle into a comfortable and functional living environment.

The home features three bedrooms, each designed with comfort in mind. Bedrooms 2 & 3 include a two-door built-in robe, roller blinds, and cozy carpet, creating a welcoming space for relaxation. The master bedroom stands out as a spacious retreat with its walk-in wardrobe and ensuite. The ensuite is elegantly finished with floor-to-ceiling tiles and includes underfloor heating, ensuring warmth and comfort even on the coldest mornings. Pass by the master to be invited into the parents retreat, with wall-to-wall built in robes, a cozy space to unwind at the end of the day.

The heart of the home is the kitchen, which is thoughtfully equipped with a semi-integrated dishwasher, a double sink, an induction cooktop, and soft-close cabinetry. This setup not only makes cooking a pleasure but also ensures easy maintenance and sleek functionality. The lounge area features LED down lights and sheer and block-out blinds providing flexibility for light control. There is also ducted reverse cycle air-conditioning throughout the home.

The family bathroom is designed with convenience in mind, featuring a separate toilet for added privacy and ease of use and the washing machine & dryer integrated into the bathroom to maximise space and usability. The home benefits from a substantial 40,000L rainwater tank plumbed directly to the house, promoting sustainability. Solar panels contribute to energy efficiency, reducing utility costs and supporting an eco-friendly lifestyle.

For additional storage or workshop needs, a spacious 6x6 shed with a powder room is located on the property. The freshly painted exterior enhances the home's curb appeal, while the alfresco area offers a fantastic space for entertaining guests or enjoying quiet outdoor moments.

In the backyard, you'll find a delightful assortment of fruit trees, including apple, orange, apricot, nectarine, plum, and fig varieties, creating a vibrant and fruitful outdoor environment. A chook yard adds to the charm, whether you choose to keep chickens or simply enjoy the space.

This property truly combines practicality with delightful features, making it a perfect choice for anyone looking to enjoy a comfortable and versatile family home:

- Freshly painted interior
- New carpets in bedrooms
- 3 bedrooms all with built-in-ropes
- 40,000L rainwater plumbed throughout
- 6x6 shed with powder room
- Large rear enclosed yard
- Outdoor entertaining

Specifications:

CT / 5497/418

Council / Port Lincoln

Zoning / SN

Built / 1985

Land / 850m2 (approx)

Frontage / 25m

Council Rates / \$2,110.75pa

Emergency Services Levy / \$89.30pa

SA Water / \$165.55pq

Estimated rental assessment \$500 - \$530pw/ Written rental assessment can be provided upon request

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

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