

**3 Tennyson Terrace, Port Lincoln, SA 5606**

**HARRIS**

**House For Sale**

Thursday, 4 July 2024

3 Tennyson Terrace, Port Lincoln, SA 5606

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1034 m2**

**Type: House**



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## Contact Agent

Discover this charming, one-of-a-kind home in the heart of Port Lincoln. Built from old Duckpond stone, this unique residence seamlessly blends modern amenities with original features, offering a truly distinctive living experience. Step inside to be greeted by high ceilings and stunning Baltic pine flooring throughout, creating an atmosphere of timeless elegance. The spacious layout includes two separate living areas, providing ample space for relaxation and entertainment. The dining/lounge room features a combustion fireplace, a reverse cycle air conditioner for year-round comfort, and French doors that open to the outside. The front lounge boasts a gas fireplace and an outlook out to the town. The kitchen and dining area are thoughtfully designed to cater to modern living while preserving the home's original character. The kitchen features a double sink, freestanding electric stove, Miele dishwasher, and a beautiful servery window. Each of the three bedrooms is generously sized, offering comfortable and versatile living arrangements for families or guests. There is also a separate office. The bathroom features a large freestanding bath, shower, and vanity. The laundry/mudroom has a gorgeous bench top made from recycled jarrah from Flinders Island. The property includes a new 11m x 7m shed with high clearance, perfect for storage or a workshop. The large outdoor entertaining area, crafted with old jetty posts, adds rustic charm and creates a perfect setting for gatherings with family and friends. The low-maintenance, secure yard ensures privacy and peace of mind, allowing you to enjoy your outdoor spaces without the hassle of extensive upkeep. Located in the vibrant community of Port Lincoln, this home offers convenient access to local amenities, schools, and recreational facilities. Experience the perfect blend of modern comfort and historical charm in this exceptional Duckpond stone home:-

- 18,000L rainwater plumbed to the home-
- New 11x7m shed with cement floor, power & 3m clearance-
- 2 separate living areas-
- Recycled Flinders Island timber used in laundry-
- Recycled jetty posts used for entertaining area-
- 3 bedrooms and a separate office-
- Low maintenance yard-
- Stones throw from CBD

Specifications: CT / 5798/612 Council / Port Lincoln Zoning / SN Built / 1925 Land / 1034m<sup>2</sup> (approx) Frontage / 26.72m Council Rates / \$2,844.40pa Emergency Services Levy / \$100.15pa SA Water / \$168.11pa Estimated rental assessment \$600pw / Written rental assessment can be provided upon request

Nearby Schools / Port Lincoln P.S, Port Lincoln Junior P.S, Kirton Point 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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