

**31 Flinders Highway, Port Lincoln, SA, 5606**



**House For Sale**

Saturday, 5 October 2024

31 Flinders Highway, Port Lincoln, SA, 5606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**

## **Charming Home, Superbly Modernised**

Perfectly positioned privately behind a high brush fence, is this "very easy on the eye" deceptively spacious home that has been refreshed both inside and outside to create an invitation for move-in ready living.

Full of charm, character and comfort the floorplan of the home flows perfectly to show a welcoming combined lounge/dining room. Installed to add comfort during the colder months is a slow combustion fire plus a reverse cycle split system for instant cooling and heating is available for instant convenience.

Being centrally set a well appointed kitchen that's complete with full electrical appliances and ample bench top workspace and storage cupboards and draws offers ease for everyday meals and great access when catering outdoors.

To one end is the main generous sized bedroom with space for a retreat area and it's fitted with a wall of built in wardrobes, bedroom two also features build in robes, bedroom three is on the front of the home and is a good size.

The main family bathroom is superbly and tastefully styled to suit the era of the home, then the bonus of a second shower and toilet facilities that is also beautifully completed and is cleverly incorporated into the huge laundry that also boasts additional storage cupboards.

You will love the polished pine flooring throughout offering their warm appeal, the use of quality fixtures and fittings, you'll also approve the work that has been done to modernise the whole inviting interior.

Double French doors open out and welcome you out onto the private covered rear entertaining deck, that offers you a choice to relax or space to cater for friends and family.

Under the main roof and accessible from Frobisher Street is the double garage for side by side parking that has direct entrance into the home for absolute convenience, an additional shed is accessed through double gates off Flinders Highway plus space under the front carport is offered.

Just minutes to our main hub with excellent choices for shopping, plus our popular hotels, cafes and restaurants, sporting facilities, schools and superb beaches.

For further information contact Bronte George on 0428272006 or email [bronte@kemprealstate.com](mailto:bronte@kemprealstate.com)