

# 6 Hill Place, Port Lincoln, SA 5606



## House For Sale

Wednesday, 19 June 2024

6 Hill Place, Port Lincoln, SA 5606

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2278 m2**

**Type: House**



Georgie Kemp  
0886823755

## Auction

For sale by Auction Friday 5th July 2024 commencing at 12:30pm, onsite. Discover an exceptional investment opportunity in the heart of Kirton Point, Port Lincoln. This expansive 2,278 square metre street-to-street allotment, with two frontages to Hill Place and Gliddon Street, offers unparalleled flexibility and potential. With water views over to Porter Bay and Lincoln Cove Marina, this property boasts wonderful views and a highly desirable location. Perfect for investors, developers, or families, this property features dual income potential with flexible living arrangements. The main residence fronting Hill Place offers two separate accommodations or can be utilised as one spacious home, while a secondary home fronting Gliddon Place provides additional rental income or can serve as a guest house, or granny flat. The large allotment has ample space with subdivision potential (subject to Plan SA approval), this property is a standout investment with significant future development opportunities. Live in one dwelling, rent out the other two, or redevelop the site to maximize returns. Contact Georgie Kemp at Kemp Real Estate today to arrange a private inspection and explore the endless possibilities this property has to offer. For auction, the Vendor's Statement may be inspected at our office at 38 Liverpool Street, Port Lincoln SA 5606 for 3 consecutive business days immediately preceding the auction and at the auction venue for 30 minutes before. \*All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, boundary overlays, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.