

**1/12 North Point Ave, Port Lincoln, SA, 5606**



## House For Sale

Tuesday, 31 December 2024

1/12 North Point Ave, Port Lincoln, SA, 5606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bronte George

## Your Slice of Paradise

Beautifully maintained and shown, this waterfront townhouse will satisfy your search if you are looking for the Lincoln Cove Marina lifestyle, a quality investment either long term or run as an Airbnb.

Just six in the group of Strata Title properties this end unit boasts a refreshing neutral and light filled interior, cleverly designed over two levels.

The upper level is such a comfortable area, its thoughtful layout shows two double bedrooms, the main suite overlooking the waterways is fabulous, light and bright opening out to a balcony, what a lovely spot to share the early morning coffee together then the third bedroom could easily be utilised as a separate living space or home office, this upstairs level is serviced by a full family bathroom.

Spacious and versatile, the downstairs open plan kitchen, living and dining area makes the most of the superb waterfront outlooks with the additional expansive windows that brings the outdoor in, beckoning you out to the front alfresco area, this is perfect place to entertain, relax and just enjoy.

The near new kitchen features modern up to date full electrical appliances and the accessibility of the European styled laundry adjacent certainly offer convenience.

Quality large neutral floor tiles flow throughout this lower area, and servicing this level is another family sized bathroom and also the perfect inclusion is the second generous sized bedroom, perfect for the visiting guests.

This group of townhouses share a pontoon, with a brand new three fingered pontoon due to be installed in February 2025, a very exciting inclusion for the new owner.

Being on the end of the group the added bonus of a dual driveway leading to a single carport and extra double gated secure second park plus there is off street parking for further vehicles if needed, also the opportunity to entertain in inclement weather with space at the roadside to cater for a large gathering.

Across the road you have access to a sandy beach, playground and long grassed park at Mundy's Mooring it certainly screams a great location, all of the other features Lincoln Cove Marina has to offer, it is a Lifestyle.

For further information regarding this property contact Bronte George on 0428272006 or email an enquiry to [bronte@kemprealstate.com.au](mailto:bronte@kemprealstate.com.au)