

11 Harvey Street, Port Lincoln, SA, 5606

**NUMERICAL
REALESTATE**

House For Sale

Wednesday, 13 November 2024

11 Harvey Street, Port Lincoln, SA, 5606

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Daniel Eramiha
0448260470

Value for money!

Whether you are a first home buyer, investor or downsizer; this home may appeal to you. On offer is a quality brick home comprising three bedrooms, one renovated bathroom and one living room on a generous 955 square metre allotment. Positioned within a quiet neighbourhood at the top of Kirton Point, close to the Parnkalla Walking Trail and Mundy's Mooring.

What we love:

- Generous master bedroom boasting a large built-in robe with full length mirror
- All three bedrooms feature ceiling fans
- Beautifully renovated bathroom with separate shower and bath
- Toilet is separate from the bathroom, conveniently located off the hallway
- Neutral colour scheme throughout
- Paved entertaining area overlooking your backyard with large shade cloth
- Large yard both front and rear of the home
- Lots of lawn in the full-fenced backyard, perfect for the kids & pets to play
- Concreted double shed with sliding doors, plus an additional garden shed
- Rainwater tank and hills hoist clothesline
- Vehicle gate access down both sides of the home

This home won't last long! Don't hesitate to contact our team to arrange your inspection.

Certificate of Title - Volume 5144 Folio 849

Allotment 2 Filed Plan 1808

Area: Port Lincoln

Hundred: Lincoln

Council: City of Port Lincoln

Easements listed on Certificate of Title: NIL

Council rates total liability 2024/2025: \$2083.05 per annum

SA Water 2024/2025: Supply Charge \$TBA per quarter + Sewer Access Charge \$TBA per quarter + Usage

Emergency Services Levy 2024/2025: \$TBA per annum

Disclaimer: Measurements and boundary outlines are approximate and are to be used as a guide only. All information provided including rates, distances, furnishes, finishes and inclusions have been obtained from sources we believe to be accurate including but not limited to the Vendor; however, we cannot guarantee its accuracy. Please note the grass may be digitally enhanced. Anticipated rental amounts are not a sworn valuation and are an opinion only. We take no liability for any errors or omissions. Interested parties should conduct their own research to verify the accuracy of the information provided. RLA318733