

# 2 Casuarina Court, Port Lincoln, SA, 5606

**HARRIS**

## House For Sale

Thursday, 28 November 2024

2 Casuarina Court, Port Lincoln, SA, 5606

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Rachel Hawkins  
0429682227



Corey Carbone

## Quality family living with a gorgeous outlook...

Located in a quiet, friendly neighbourhood, this phenomenal family home is the perfect mix of modern living, smart features, and plenty of outdoor space for relaxing or entertaining.

Inside, the house has beautiful Tasmanian oak flooring throughout, giving the whole place a warm, welcoming vibe. The windows are fitted with both sheer and block-out blinds, so you can easily control the light and privacy in every room.

Downstairs, you will bedrooms 2, 3 and 4, with bedrooms 2 & 3 having private access to the front deck, bedroom 2 & 4 also come with built-in-robos. All bedrooms are fitted with ceiling fans for comfort. The family bathroom is fully tiled, with a shower, toilet, and vanity, making it both practical and stylish. The laundry has a double linen cupboard, a sink, and rear access for easy convenience.

Upstairs, the open-plan living area combines the kitchen, dining, and living spaces, making it perfect for family time or entertaining. The kitchen is well-equipped with Tasmanian oak cabinets, a small island bench, an electric four-burner cooktop, an electric oven, a double drawer dishwasher, and a single sink-everything you need to cook up a storm. The dining and living areas are light and airy, with ceiling fans and LED down lights creating a cool, modern feel. From the living room, you can open up the double sliding doors to a lovely deck, ideal for relaxing or dining outdoors.

The master bedroom is spacious and private, with a three-door built-in robe and both sheer and block-out blinds. It also has a stylish three-way ensuite bathroom, fully tiled from floor to ceiling. The ensuite features a separate toilet, vanity, and a clean, modern design.

This home really has it all-great living spaces inside, plenty of storage, and amazing outdoor features for those who love to entertain or just enjoy the outdoors. Whether you're cooking up a pizza in the pizza oven or kicking back by the wood fire, it's a great place to make memories with friends and family. With so much space and so many practical features, this place is perfect for a growing family.

For storage and parking, there's a double garage with auto roller doors that gives you plenty of room, plus an extra space for storage or a workshop. If you've got a boat, the boat shed has a high clearance of 3.2 metres and a swing door, so you'll have no trouble storing your boat or larger vehicles.

If you enjoy spending time outside, you'll love the downstairs enclosed entertaining area, complete with a wood fire and a pizza oven-perfect for cozy nights with friends or family. There is also a gorgeous orchard for those with a green thumb, featuring apples, pears, table grapes, nectarines, peaches, apricots, lemons & limes

- Double garage
- Boat shed with 3.2m clearance
- 54,000L rainwater plumbed throughout
- 2.5kw solar system
- Gorgeous views
- Quiet friendly neighbourhood
- Electric hot water system
- Tasmanian wood throughout the home
- Orchard with various fruits

### Specifications:

Council / Port Lincoln

Zoning / SN

Built / 2003

Land / 1864 m<sup>2</sup> (approx)

Frontage / 20.87 m

Council Rates / \$2,481.35pa

Emergency Services Levy / \$124.10pa

SA Water / \$98.16pq

Estimated rental assessment \$600 pw / Written rental assessment can be provided upon request

Nearby Schools / Port Lincoln High School, Primary and Junior Primary School, St Joseph's School, Navigator College, Kirton Point Primary School, Lincoln Gardens Primary School, Poonindie Community Learning Centre, Tumby Bay Area School, Cummins Area School.

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