

# 7 Port Lincoln Boulevard, Pasadena, SA, 5042

## House For Sale

Thursday, 21 November 2024

7 Port Lincoln Boulevard, Pasadena, SA, 5042

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## **Auction \$1,275,000**

Auction Location: On Site

Family Living at its Finest!

AUCTION Saturday 7th December at 1:30pm (unless sold prior).

A home of this quality and convenience is extremely rare to find. Built in 1996 to a high standard that is unviable today, this home features a entirely double-brick construction with concrete foundations, set on a large 951sqm allotment with a grand 29 metre street frontage and city to ocean glimpses from various positions.

Updated and well-maintained gardens and an inviting facade welcome you home to a picturesque front verandah and entrance lobby. With spaciousness and light at every turn, the perfectly practical floor-plan is level throughout the home and offers 4 bedrooms, all with in-built storage, the Master bedroom with walk-in-wardrobe, ensuite and lovely bay windows.

Offering formal living and dining rooms, as well as an open-plan kitchen/living/meals area, there is plenty of living space for a family to be together and also have their separate spot to enjoy. Sliding glass doors connect the casual living area to an under-cover pergola and north-facing back yard overlooking the sparkling in-ground swimming pool - a perfect place to enjoy a meal with family and friends, watching the kids play and swim as we heat up to summer. At the rear of the property, there is an additional study/studio with its own split-system air-conditioning, as well as a well laid-out workshop.

Additional features include:

- + Huge 13.2kw solar electrical system
- + 'Smart' entrance door locks and handles (no keys required)
- + Evaporative air-conditioning throughout plus ceiling fans in bedrooms
- + Gas heater
- + Large double garage over 7m depth with roller doors, direct internal access to the home and roller door through to back yard, plus pull-down ladder access to attic storage
- + Additional parking cross-over to park boat/trailer
- + Cosy fire-pit corner in the back yard with ocean views

Only a couple of minutes drive to the excellent Pasadena Foodland and shops, close to easy transport options to the CBD, Flinders Uni & Hospital. Zoned to Unley High School (now accredited for the International Baccalaureate) and several excellent primary schools nearby.

Glenn & Peter McMillan look forward to seeing you at one of our open inspections (or by appointment).

Council rates: \$2,414.60pa approx.

Water rates: \$241.88pq approx.