



Well positioned with plenty of potential



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85 Matthew Place, Port Lincoln

\$275,000

Unlock the potential with this beautifully presented home set on a large 938m² corner allotment perfectly positioned to enjoy views of Porter Bay

You'll love the formal front living room with polished timber floors, that is light and bright and is where you will enjoy the views over Porter Bay and the marina.

The living room leads you onto the open kitchen/dining area that opens out to an alfresco area offering another vantage point for the views.

The updated kitchen is complete with island bench with breakfast bar and a Miele dishwasher.

The rendered brick veneer home consists of four bedrooms, all carpeted and of generous size, perfect for the largest of beds. The central bathroom has been updated and is conveniently close to 3 of the bedrooms, the fourth bedroom is located off of the sunroom/playroom at the rear of the home which leads you out to the back verandah and lush gardens. Adjacent to the sunroom is the laundry & separate toilet.

Externally there is a double garage with powered roller doors, and the added bonus of a separate room/workshop at the rear of the shed.

Property ID:	L456231
Property Type:	House
Building / Floor Area:	118
Garages:	2
Land Area:	938.0 sqm

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The lush green gardens have fruit trees, lawned area plus another small garden shed. Two rainwater tanks are provided.

Whether you are looking for a great investment or wanting the next family home, this one is certainly to be put on your list to inspect.

You'll love the quiet lifestyle overlooking the marina, pottering in the garden or entertaining alfresco, close to the beach, walking trails, schools & parks. Convenient to shops & facilities.

Currently tenanted at \$300 per week until October 21, offering a smart investment opportunity at this price.

To arrange your inspection please contact Valerie Staunton

