

Sold



24 Lawhill Street, Port Victoria



## Spacious Coastal Retreat with Exceptional Shedding

Ideally positioned close to the heart of Port Victoria, this well-maintained three-bedroom steel frame home offers space, comfort and outstanding storage, making it perfect as a family home, holiday getaway or retirement retreat. The home features a generous open-plan lounge, dining and kitchen area designed for relaxed living, while sliding doors open to the western verandah and the large northern carport area for easy access. Set amongst established, low-maintenance gardens with fruit trees and supported by excellent shedding and rainwater storage, the property is only minutes from the town centre, jetty, beach and approximately 1km from the renowned Port Victoria boat ramp. Offered on a walk-in walk-out basis, this is a fantastic opportunity to secure a ready-to-enjoy coastal lifestyle.

### Key Features:

- Three-bedroom steel frame home
- Main bedroom with walk-in robe, split system, ceiling fan and ensuite (shower, vanity, toilet and electric heater)
- Bedrooms two and three with built-in robes and ceiling fans
- Main bathroom with shower, vanity, toilet and electric heater
- Spacious open-plan lounge, dining and kitchen area

🛏 3 🗺 3 🚗 2 📏 1,010m<sup>2</sup>

**Price** SOLD for \$570,000

**Property Type** Residential

**Property ID** 12186

**Land Area** 1,010 m<sup>2</sup>

### Agent Details

Tony Clark - 0427 363 161

### Office Details

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- Lounge with split system, ceiling fan and sliding doors to western verandah and northern carport with ramp access
- Modern kitchen with breakfast bar, electric oven and cooktop, rangehood, dishwasher, microwave, fridge/freezer, double sink, water filter and small walk-in pantry
- Large northern carport (approx. 14m x 4.5m)
- Laundry with linen press and top-loading washing machine
- NBN connected and TV antenna installed
- Colourbond shed approx. 12.1m x 5.2m x 3m with concrete floor and power
- Shed includes bathroom (shower, toilet, vanity) and small kitchenette
- Two large poly rainwater tanks plumbed to the house with pump, plus additional garden tank
- Established low-maintenance gardens with fruit trees and reticulated timer watering system
- Instant gas hot water servicing both house and shed
- 1,010m<sup>2</sup> (approx) allotment

This versatile property offers comfort, practicality and the perfect coastal lifestyle setting. With the shops, hotel, jetty and beach all just minutes away, and the boat ramp only a short drive, it's ready to enjoy from day one.

RLA228106

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