



## 22 Bridge Crescent, PORT LINCOLN, SA 5606

### Stylish Villa on Bridge Crescent

Located in the beautiful Port Lincoln Marina area, this is an ideal home to live in, set up for an Airbnb or be a permanent rental. It features a living area that opens via bi-fold doors to an outdoor alfresco/BBQ area into a garden creating a large entertaining area. The single garage has an electronic roller door plus a side door access leading into the passage.

The Villa's 3-bedrooms have carpet, the remainder has a floating floor, whilst the wet areas are tiled. LED downlights have been installed throughout, along with ceiling fans in all main rooms, a reverse cycle air conditioner is located in the living area and skylights in the kitchen and both bathrooms invite the natural light in.

The Villa is lovely in the morning as it captures the morning sun into the lounge dining area. A lovely spot to relax. The master bedroom has a walk-in robe and access through to an ensuite with glass shower alcove, double vanity, and toilet. Bedrooms 2 and 3 have built-in mirrored robes and access to a 3-way bathroom with separate toilet, double vanity, and shower & bath. The kitchen is equipped with a dishwasher, double sink, electric under bench oven, gas cooktop, overhead exhaust, corner pantry plus built-in fridge & microwave alcoves. The long passage features 3 stylish wall inserts with above spotlights, plus a large sliding 2 door linen cupboard.

The laundry has 3 built-in cupboards creating bench space, stainless steel wash trough & taps.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P101551

#### SALE DETAILS

**\$495,000 - \$530,000**

#### CONTACT DETAILS

**WUDINNA**

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

**Elders Real Estate  
Corporate**

The outside alfresco area is paved, has a lawn area and surrounding garden beds, plenty of room to entertain and set up a barbeque area. Steps lead to a common garden area with extra parking available and laneway access.

The beach is a 10-minute walk from the Villa, or you might like to take the Parnkalla Trail and venture to Billy Lights point, or a scenic walk into the other direction into town via the coastal route of the Parnkalla trail.

This great package won't last long on the market, so contact the Agent without delay for further information or arrange an inspection.

- Land Area 301.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Ensuite







