

## 23 Lipson Road, TUMBY BAY, SA 5605

Ideal First Home, Investment, Retirement or Holiday Retreat.

Perfectly positioned in the heart of Tumby Bay, just a short stroll to the caf  s, foreshore and local amenities, this well-presented 3    4 bedroom brick home offers outstanding versatility and lifestyle appeal.

Recently updated, the home has benefited from a range of renovations and improvements including upgraded electrical work, a new iron roof, a modern kitchen and bathroom, and fresh paint throughout, allowing you to move straight in and enjoy.

Inside, the home features timber flooring throughout, ceiling fans to three bedrooms, and a versatile sleepout or fourth bedroom with carpet. The kitchen is well appointed with an electric oven and cooktop, dishwasher and pantry, while year-round comfort is assured with wall unit reverse-cycle air conditioning and a cosy open fireplace.

Step outside to a paved, undercover entertaining area complete with a pot belly fire     the perfect space for relaxed BBQs and entertaining.

Additional features include 22.000lt rainwater plumbing to the house, a shed/workshop, wood shelter and garden shed.

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:** For Sale

**INTERNET ID:** 300P190644

**SALE DETAILS**

**\$475,000 - \$485,000**

**CONTACT DETAILS**

**PORT LINCOLN**

88 Liverpool Street  
PORT LINCOLN, SA  
08 8621 2100  
RLA: 62833

**Luke Duncan**  
0458 141 321

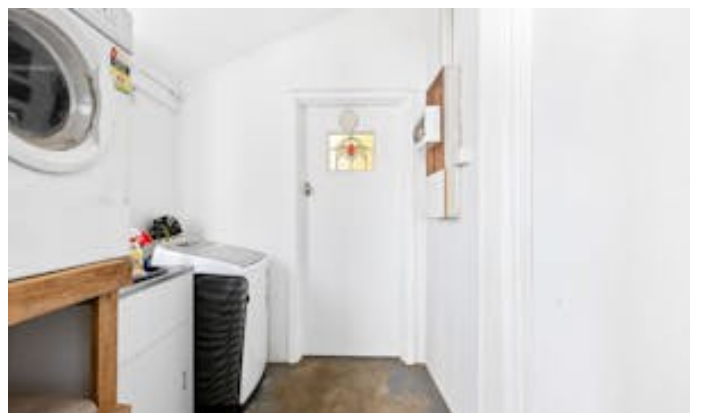
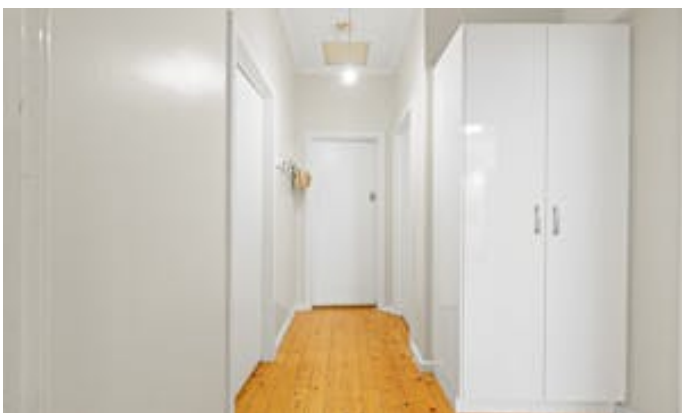
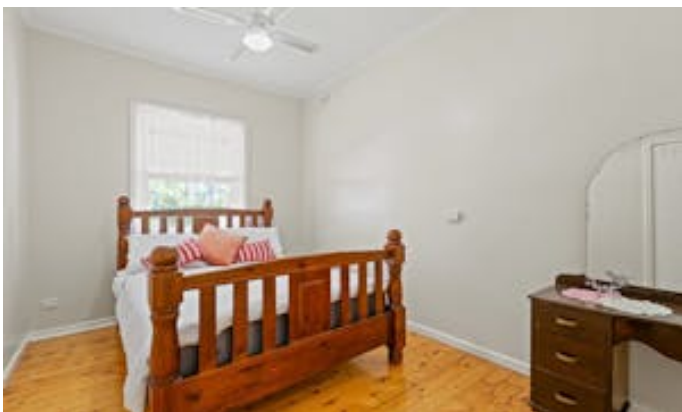
Set on a generous 859sqm allotment with convenient rear yard access, this property presents an excellent opportunity for first home buyers, investors seeking strong rental demand, retirees, or those searching for a charming holiday home by the coast.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 859.00 square metres
- Bedrooms: 4
- Bathrooms: 1













**TOTAL: 107 m<sup>2</sup>**  
 1st floor: 107 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 23 m<sup>2</sup>, PATIO: 96 m<sup>2</sup>, GARAGE: 38 m<sup>2</sup>,  
 ALFRESCO: 35 m<sup>2</sup>

