



## 19 Lincoln Highway, COWELL, SA 5602

### SOLID & SPACIOUS BRICK HOME

#### ENJOY, TRANSFORM, OR CAPITALISE

19 Lincoln Highway is a solid brick, 3-bedroom, 1970's era home that provides a spacious feeling the moment you enter the front door. The wide hallway, high ceilings, large lounge room, and spacious bedrooms further enhance the home's persona.

The 'untouched' gem allows a purchaser to enjoy the comforts of past eras, make a complete transformation with modern styling, or capitalise on the strong rental market. The potential of 19 Lincoln Highway needs to be seen to fully appreciate.

#### Key Features of the home include:

- 3 spacious bedrooms with two having over 15 sqm floor space, and the third more than 12 sqm
- A large lounge room with the potential for various positioning of key furniture
- Adjoining kitchen and dining room

**TYPE:** For Sale

**INTERNET ID:** 300P192427

#### SALE DETAILS

**\$415,000**

#### CONTACT DETAILS

**CLEVE / COWELL**  
31 Rudall Road & 14 Main Street  
CLEVE / COWELL, SA  
08 8621 7100  
RLA: 62833

**Nick Schumann**  
0428 383 833

- Centrally positioned bathroom and toilet
- Laundry with direct outside access
- Various built-in storage options
- Wide array of heating and cooling options

The corner allotment, which is positioned back off of the highway, make for easy access to the backyard and various infrastructure.

Added Improvements include:

- Enclosed back porch (approx. 2m wide x 12m) long, suitable for an outdoor entertainment area
- Main shed (approx. 9m x 6m) with concrete floor, power, and lights. Features 2x sliding doors on the end with direct roadside access, and 1x sliding door on the side
- Adjoining the shed is an extension (approx. 6m x 3m) utilised as a workshop
- Garage (single) with concrete floor, power, and lights
- Carport style shed with electrical roller door on the road side and back sliding doors
- Solar system unit
- 3x Rainwater tanks, plumbed to the house
- Newly installed side fence

Located closely to the towns Area School, 19 Lincoln Highway is positioned amongst a key residential section of Cowell and makes for the ideal family home, owners looking to add a modern styling to a solid brick home, or investors taking advantage of the high rental demand.

Book an inspection and see firsthand everything 19 Lincoln Highway has to offer.

Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

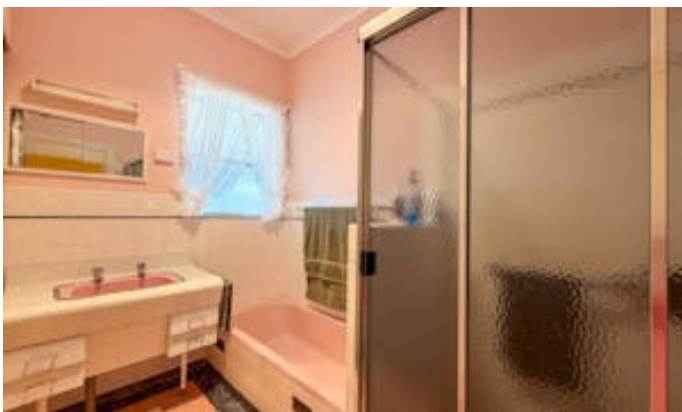
RLA 62833

Other features: Carpeted, Close to Schools, Close to Shops, Openable Windows, Window Treatments

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage





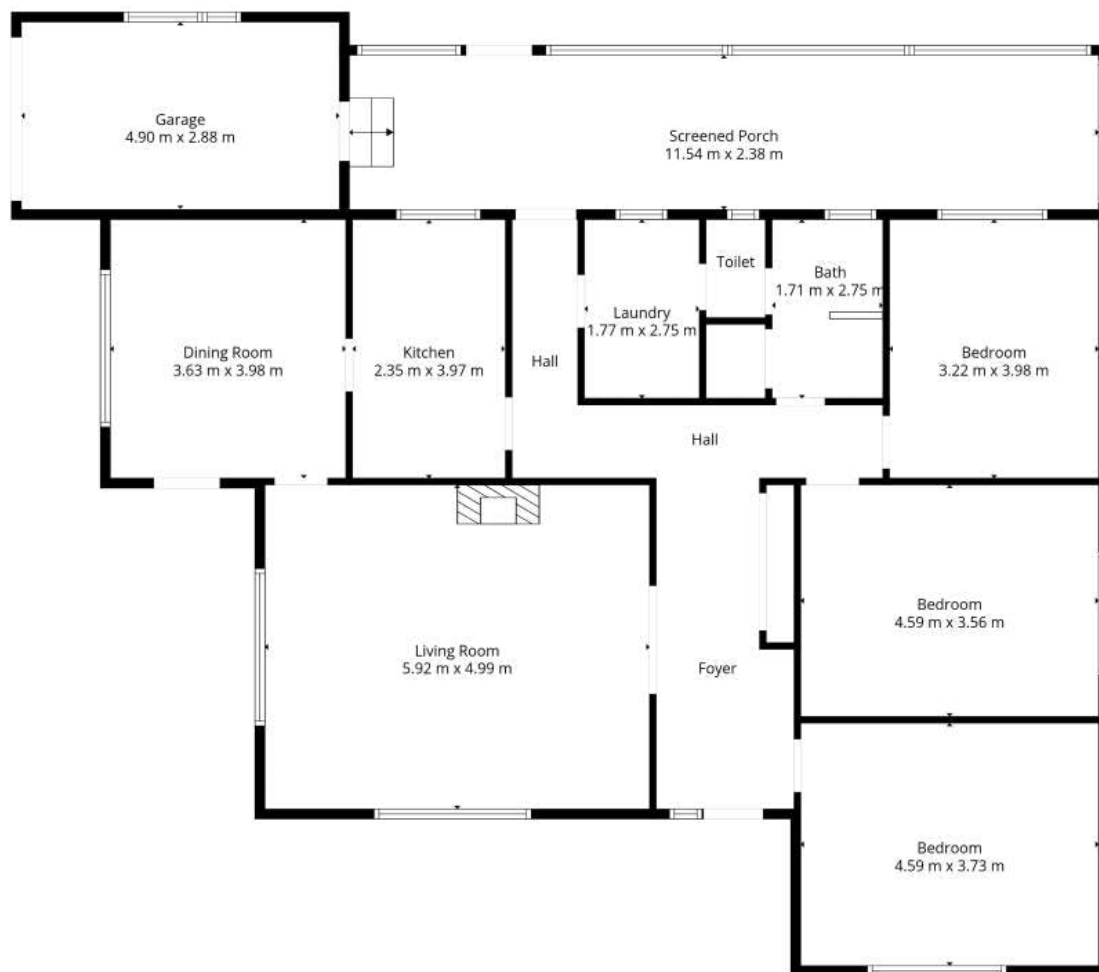












**TOTAL: 137 m2**  
 1st floor: 137 m2  
 EXCLUDED AREAS: GARAGE: 14 m2, SCREENED PORCH: 27 m2, WALLS: 13 m2

Accurate (approximate) Measurements Are Recorded With Digital Devices.

