

## 12 Shaen Street, PORT LINCOLN, SA 5606

### Versatile Investment Opportunity on Corner Allotment

Positioned on a generous corner block with exciting potential for further development (STCA), this unique property presents a fantastic opportunity for savvy investors seeking strong returns and flexibility.

Currently configured as a spacious residential home, the property is securely leased at \$480 per week, offering immediate income.

The residence features dual living capabilities, making it ideal for multiple tenancies or extended family living.

Inside, the home boasts:

3 good size bedrooms

2 separate living areas, providing flexibility and space

2 kitchens, both with eat-in dining options

2 bathrooms and 2 laundries, enhancing convenience for dual occupancy

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:** 300P195651

#### SALE DETAILS

**\$520,000**

#### CONTACT DETAILS

##### PORT LINCOLN

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

**Luke Duncan**  
0458 141 321

The main open-plan living zone is equipped with an electric stove, ceiling fans, and heating/cooling for year-round comfort.

The recently improved main bathroom showcases modern tiles, shower, vanity, and a separate WC.

Toward the rear, a second self-contained area includes its own living space, kitchen, bathroom, and laundry - perfect for independent living arrangements or additional rental income.

Step outside to discover a fully fenced yard featuring:

Double garage with earth floor

Covered patio area ideal for entertaining

Lawn space and established gardens

Two power meters and two gas hot water systems

Mains water plus a rainwater tank.

The positioning is great.... A Cafe across the road for a fresh coffee brew, nursery next door to inspire your green-thumb and Axil Stenross boat ramp at the end of the street if you enjoy throwing a line in.

With its flexible layout, solid rental return, and development potential, this property is a worthwhile investment opportunity.

Private inspections are preferred. Contact the agent today to arrange your viewing.

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

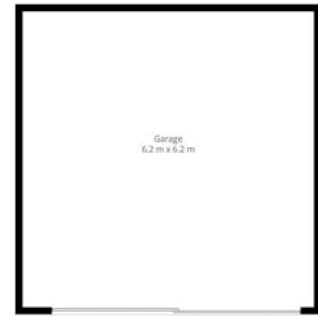
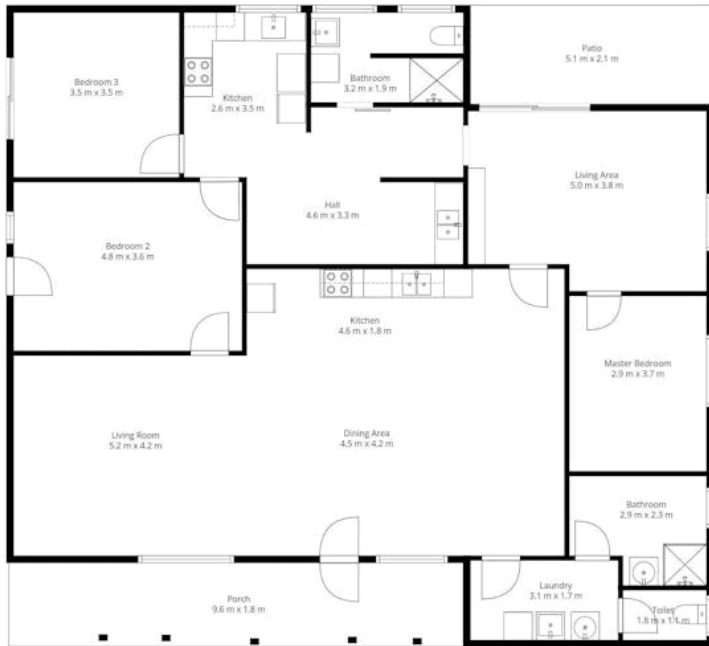
- Land Area 697.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage











**TOTAL: 167 m2**  
 1st floor: 167 m2  
 EXCLUDED AREAS: GARAGE: 39 m2, PORCH: 17 m2, PATIO: 11 m2,

