

1/12 Mathews Street, Port Augusta West, SA 5700



Sold Townhouse

Saturday, 9 March 2024

1/12 Mathews Street, Port Augusta West, SA 5700

Bedrooms: 3

Bathrooms: 2

Area: 168 m2

Type: Townhouse



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\$390,000

You'll love it here! An extraordinary two-storey waterfront townhouse, standing as the largest allotment within the esteemed "Edgewater West" complex. Built in 2009 with a steel frame construction, this residence is the epitome of prestige and comfort. Boasting three bedrooms, including a master with a walk-in robe and ensuite, ducted reverse cycle airconditioning, the open plan living area seamlessly integrates with a designer kitchen featuring stainless steel appliances and a dishwasher. Enjoy the convenience of a double garage with an auto roller door in this fully secure complex, complete with electric gates and an intercom system for absolute privacy. Perched on the western side of the main bridge, this townhouse offers unrivaled views of Spencer Gulf and the majestic Flinders Ranges. The expansive balcony becomes your front-row seat to breathtaking sunsets and the tranquil beauty of the water. Take advantage of the premium location, within walking distance to popular hotels, motels, a chemist, newsagent, cafe, and a convenient boat ramp. Currently tenanted at \$395 per week with a strong history of occupancy, this is not just a home; it's an investment in a lifestyle of luxury and convenience. Don't miss the chance to make this waterfront haven your own! Current lease - due to expire 28/02/24 Council Rates - \$3504.07 SA Water - \$74.20 per quarter (Water supply) \$96.49 per quarter (Sewer supply) Community Corporate - \$150 per Quarter Insurance contribution to Corporation \$754 per annum