

# 1 Lethbridge Court, Port Augusta West, SA 5700



## House For Sale

Wednesday, 10 April 2024

1 Lethbridge Court, Port Augusta West, SA 5700

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 808 m2

Type: House



Michael Rowbottom

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**\$260,000**

This charming timber-framed residence boasts timeless appeal with Formplex weatherboard cladding and colorbond roofing, exuding warmth and durability. Key Features: 3 bedrooms with built-in robes for ample storage. Spacious living room with an inviting bay window. Modern-styled kitchen and dining area for culinary enthusiasts. Ducted air conditioning for summer comfort. Security shutters ensuring privacy and peace of mind. Extensive paved rear yard with a handy side entrance. Double carport plus a second carport with generous dimensions, perfect for a caravan or boat. Nestled on a prominent corner, this home offers easy access to primary schooling and other local amenities, ideal for families seeking convenience. Whether you're looking for a comfortable family residence or a savvy investment opportunity, this property ticks all the boxes. Investment Potential: Currently, this property is tenanted at \$270 per week, offering a steady stream of income for astute investors. With its low-maintenance design and desirable location, it promises excellent rental prospects. Contact us now to make it yours!