13 Western Beach Estate Road, Port Augusta West, SA 5700

Sold Townhouse

Tuesday, 20 February 2024

13 Western Beach Estate Road, Port Augusta West, SA 5700

Bedrooms: 3   **Bathrooms: 2**   **Area: 159 m2**   **Type: Townhouse**

Michael Rowbottom
0412399366

$372,000

Architecturally designed 3 bedroom beachfront townhouse in one of Port Augusta's most popular locations. Part of a Community Titled group of 14 executive quality 2 storey homes known as Western Beach Estate. Using modern construction methods, CSR Hebel Powerpanel exterior with Tasmanian diamond cut sandstone & colourbond roofing. Stylish & modern contemporary open plan design, spacious well appointed kitchen, dining & living room. There is a single bedroom & bathroom downstairs and 2 bedrooms upstairs with ensuite, spa bath & walk in robes to the master bedroom. you will appreciate the amazing views of the city lights, Spencer Gulf & Flinders Ranges from your upstairs balcony allowing you full enjoyment of this spectacular location. Access to your unit is via a private & secure road with remote operated electric gates. Close to shopping, entertainment, chemist & medical facilities and more! This property has been well maintained and used as an investment property with a long history of occupancy & current rental demand for furnished properties is still strong. since being built this property has rarely been emptyLand size 300m2Council rates $3230 per annumCommunity Title Management Fees - $560.71 per quarterTenanted - YESFixed Term - YesCurrent Rental $2,824.40 per month (approx $650 per week)RLA201493