

**17 Lawrence Street, New Town, SA 5554**



**House For Sale**

Friday, 17 November 2023

17 Lawrence Street, New Town, SA 5554

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1160 m2**

**Type: House**



Shaun Miller  
0407957082

## **EOI, Best offers by 5pm 15th of December**

This perfect entertainer was built in 2006 with fully ducted R/C air conditioning, loads of solar, swimming pool and plenty of rain water plus more! Set on a large 1160m<sup>2</sup> corner allotment this property is established inside and out. The welcoming entrance opens into the spacious living area including lounge, kitchen and dining areas. The kitchen at the hub of the home is modern and well equipped with a dishwasher, stainless steel appliances, loads of cupboards storage and a huge island bench overlooking the family spaces. If it's time to relax there is a spacious lounge room with the warmth of the combustion heater. As an added bonus there is also a formal lounge or theatre room depending on your needs. There are 3 great sized bedrooms, master with en-suite and walk in robe. All bedrooms are complete with ceiling fans. The office is well appointed if you need to work from home with benches and plenty of cupboard space. Step out the back glass sliding doors and you will find a spectacular outdoor entertaining area with zip track blinds, fans, TV on the wall, and overlooking the sparkling solar heated swimming pool and stunning gardens. If you're into fitness there is a gym in the studio with electric roller shutters overlooking the pool. Parking for 2 is under the main roof with direct access inside. To compliment the outdoor space there is also a carport to store your caravan or boat. The gardens are stunning with irrigation in place for an easy care lifestyle. The Property comes complete with 6kw Solar system and approx. 45,000L of rain water plumbed throughout the home. Inspections are by appointment only by calling Sales Agent Shaun Miller on 0407 957 082.