

**18 KLINGBERG DRIVE, Port Augusta, SA 5700**



**Sold House**

Tuesday, 15 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 422 m2**

**Type: House**



Andrew Blachut

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## Contact agent

Welcome to your beautiful new home! This stunning executive house, built in 2016, is now on the market. With a fully established low-maintenance front and rear yard, this home perfectly balances indoor and outdoor living. Inside, the house features three comfortable bedrooms. The master bedroom boasts his and hers walk-through robe that leads to a generous tiled ensuite bathroom. The two additional bedrooms feature built-in robes and share a well-appointed 3-way bathroom with a powder room, separate toilet, and bathroom with bath. The tiled laundry is located next to the bathroom. The rear of the home features an open-plan living area, dining, and a modern kitchen with ample cupboards, an island bench, a gas cooker, and a dishwasher. The large floor tiles in the main traffic areas create a seamless and cohesive design throughout the home, which is neutral-toned throughout. The 2 vehicle UMR garage with remote electric roller doors plus a manual roller door to the rear for backyard access ensures secure parking for your vehicles. The property is also fully fenced with colorbond good neighbour fencing, with additional access to the rear yard via single and double gates, perfect for trailers and other uses. There's ample off-street parking as well. The neat and tidy low-maintenance backyard features a turf area, a large undercover entertainment area, and 2x modular rainwater tanks. Other features include ducted reverse cycle air-conditioning, gas hot water, a fully programmed water system to the front yard, and roller shutters on all main windows. This property is conveniently located within walking distance to one of the local primary schools and only a few minutes drive to more schooling, CBD, and foreshore. The home's design maximizes space, providing a comfortable and practical living environment. In addition, this property presents an excellent investment opportunity, with the potential for a weekly rental price upwards of \$350. Don't miss out on the chance to own this beautiful executive home. Contact us today to arrange a private viewing!