

24 Paringa Road, Port Augusta, SA 5700



House For Sale

Tuesday, 14 May 2024

24 Paringa Road, Port Augusta, SA 5700

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 689 m2

Type: House



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\$258,000

Step into elegance and charm with this alluring 2-bedroom cottage, where every detail exudes sophistication and style. Nestled amidst a picturesque setting, this home is meticulous boasting timeless appeal with its front bay windows and extended porch, inviting you to explore its beauty. As you enter, you'll be greeted by the warmth of beautiful timber floating floorboards that gracefully guide you through the main traffic areas. The open plan living and dining area beckons with ceiling roses adorned with stunning chandeliers, casting a mesmerizing glow over gatherings with loved ones. Indulge in luxury with a tiled bathroom with corner bath and laundry, offering both practicality and elegance. Stay comfortable year-round with zoned ducted reverse cycle air-conditioning, ensuring every moment spent indoors is cozy and enjoyable. Step outside to discover your own private oasis, featuring a rear undercover entertainment area and extensive paving, perfect for hosting alfresco gatherings or simply unwinding in the tranquillity of nature. Admire the meticulously manicured gardens, complete with white standard roses adding a touch of romance and refinement. Practicality meets convenience with a huge garage boasting a concrete floor, providing ample space for parking and storage. Additionally, a garden shed, and rainwater tank offers sustainability and utility, completing this harmonious blend of beauty and functionality. Embrace the epitome of elegance and comfort in this stunning cottage, where every detail has been thoughtfully crafted to create a truly exceptional living experience. Welcome home to a lifestyle of sophistication and serenity. Other features: automatic dripper watering system to all shrubs, external termite barrier and *PVC weatherboard which apparently offers improved insulation with no regular painting required making this a low maintenance home. Within walking distance to the Port Augusta Hospital, Primary School, Spencer Gulf and CBD. FAQ Current Rental Appraisal: \$360 - \$380 per week (equating to approx 7.2% - 7.6% gross return on full purchase price) Council Rates: 23/24 are \$2,568.89 p.a. Land Size: approx 689m² Certificates of Title - Torrens Title