

**30 Sawford Street, Largs Bay, SA 5016**

**House For Sale**

Saturday, 23 December 2023

30 Sawford Street, Largs Bay, SA 5016

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Liz Miles

0421069735

**PG \$950,000 AUCTION Sat 20th Jan 3:30pm onsite usp**

The remodel of this 1940s home on Largs Bay's Le Fevre Peninsula pays homage to the history of the area. Cleverly, the custodians have given a nod to yesteryear incorporating the Largs Pier pylon timber to the rear in this uniquely renovated and remodelled coastal masterpiece. The contemporary design features top-of-the-line finishes, modern appliances and ample living space, making it the perfect place to call home. Whether you're entertaining guests or simply relaxing after a long day, this property is sure to impress. Surprisingly spacious upon entry, together with the raw timber and earth-toned accessories you'll truly will be wowed. Features you'll adore...-Three Bedrooms, Master with Walk in Robe-Versatile Floorplan 3-4 Bedroom or continue with the Formal Lounge-High pitched ceilings featuring filtered sky lights invite natural light to fill the space-A commitment to maximising every inch the Kitchen radiates warmth and space with all the luxuries of brand new quality appliances coupled with the inviting Caesar Stone Waterfall Benchtop, Electric Bosch Oven, Five Burner Gas Stovetop, servery and Pot Filler to name just a few-Wax oil timber flooring throughout-Generous contemporary bathroom boasts large separate shower and freestanding egg bath-Separate Laundry-Open plan living zone incorporates a true sense of composure marrying the outdoor and indoor spaces with the clever design of the steel framed bi-fold doors-Provision for automated front gate-Step outside to your own Private Oasis that is your entertaining zone featuring servery from the Kitchen, under cover al fresco and tranquil garden - not to mention the featured timber work of the Largs Pier Pylons-Separate studio out the back for added space or work from home-Split System all year round comfort + wall mounted electric fireplace-From the eaves to the trees, featured timber panelling is sure to catch the eye And we know this is a seaside suburb worth roaming: just 700m\* to Largs Bay School, Largs train station, dynamic Jetty Road and the Fletcher Road strip with Largs' glistening foreshore on foot before you know it...Viewings by appointment only\*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.\*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts.RLA 325043