

**44 Callier Avenue, Stirling North, SA 5710**



**House For Sale**

Thursday, 4 January 2024

44 Callier Avenue, Stirling North, SA 5710

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1240 m2**

**Type: House**



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**\$260,000**

Welcome to a home where charm meets modern living! This solid brick 3-bedroom home has undergone a tasteful renovation, presenting a delightful haven for your family. Step inside to discover a freshly painted interior, adorned with near-new floor coverings and light fittings. The allure of this home extends to aluminum windows, built-in robes, and ceiling fans in every bedroom. Stay comfortable year-round with the split system reverse cycle air conditioning. A standout feature is the vast outdoor entertaining area – private and enclosed, it's perfect for hosting gatherings. Beyond lies a generous 6.8m x 6.8m family rumpus or games room, seamlessly integrated with the home's laundry. Situated on a sprawling 1240 square metre allotment, this property offers endless possibilities. A separate large section beckons for a shed, gardens, or even the dream vegetable patch. Stirling North, only 10km from Port Augusta, has become a sought-after residential locale, experiencing a remarkable 47% increase in median value over the last 5 years. Embrace the chance to own a home that blends style, comfort, and opportunity. Don't miss out on the chance to make 44 Callier Avenue your forever home!