

**6 Lawrence Place, Port Augusta West, SA 5700**

**CENTURY 21**

**Sold House**

Wednesday, 23 August 2023

6 Lawrence Place, Port Augusta West, SA 5700

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Greg Edwards

## Contact agent

Here is your once in a lifetime opportunity to acquire a fully renovated family home on a large parcel of prime real estate. The house comprises of an open-plan kitchen/dining with the kitchen tastefully finished and equipped with modern appliances, a spacious formal lounge room featuring a split system air conditioner and a good-sized laundry boasting plenty of storage whilst two more built-in cupboards can be found in the passage. The toilet is separate to the bathroom whilst the bathroom showcases beautiful fittings and services the three bedrooms with two having built-ins and the master having its own split system air conditioner as well. Ducted evaporative air conditioning is also available throughout. A front veranda overlooks the meticulously landscaped front yard set against breathtaking panoramic views of the iconic Flinders Ranges, Spencer Gulf and city of Port Augusta that are just as striking at night with the city lights and should be enjoyed whilst entertaining around the fire pit. At the back a large lawn is perfect for all sorts of family fun on the weekends and boat and/or caravan storage is not an issue with a two-bay shed whilst the cars will be kept secure and out of the weather under the double carport with two electric roller doors providing access from the driveway. The location is highly sought after and family friendly with a park, private school, primary school and child minding centre just minutes away. The additional land has recently been cleared ready for you to make your vision a reality as preliminary talks with the council has paved the way for a great sub-division project with 7 extra allotments certainly achievable. Currently rented at \$400.00 per week this will certainly supplement your income.