

# 62 Daniel Terrace, Port Augusta, SA 5700



## Sold House

Friday, 1 September 2023

62 Daniel Terrace, Port Augusta, SA 5700

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 730 m<sup>2</sup>

Type: House

**\$270,000**

Warm & welcoming home, exhibiting a harmonious blend of classic charm and modern elegance. With an estimated building area of approximately 125m<sup>2</sup>, this residence stands as a testament to unique craftsmanship fused seamlessly with contemporary design and is complemented by use of white walls, warm floor tiles and stunning timber floorboards. Elegance meets nostalgia with 3x original closet cabinets being thoughtfully retained, a nod to the home's heritage. Step into the cozy living room where a fireplace and split system air conditioner provide the perfect ambiance, creating an inviting space to unwind after a long day. Double doors beckon you into the spacious dining room, where an old-world Metters wood stove stands, modern galley-style kitchen that has been thoughtfully upgraded with modern amenities, including dishwasher and large window looking out over the rear yard. Boasting three well sized bedrooms, this home caters to your every need. The master bedroom is a retreat of its own, complete with ensuite bathroom and a convenient built-in robe. Enjoy year-round comfort with split system air conditioning and ceiling fans that grace both master and bedroom 2, while bedroom 3 offers a walk-in robe/storage and ceiling fan. While the modern second bathroom and separate w/c provide additional convenience. Externally there is an undercover and fully paved entertainment area for your outdoor celebrations, gatherings or simply relaxing making it an extension of your living space. Parking will never be a concern, thanks to the huge semi-enclosed, private, and secure carport featuring an electric roller door, providing protection from harsh weather conditions for your vehicles and/or boat. Furthermore, this area can also be used as an extension to the outdoor entertainment area. A shed/workshop with single roller door and attached shelter adds further versatility. The low-maintenance backyard is adorned with real turf, offering a serene escape for relaxation or play. Your haven awaits, seamlessly combining the nostalgia of the past with the comforts of the present. Don't miss your chance to own this masterpiece of a home. May also be of interest to an investor. A great tenant, weekly rent \$330.00 - Lease end date 15/03/2024. 2023/2024 Council Rates are \$2,568.89 p.a