

**7 Simmons Crescent, Port Augusta West, SA 5700**



**Sold House**

Friday, 8 September 2023

7 Simmons Crescent, Port Augusta West, SA 5700

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 476 m2**

**Type: House**



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**\$320,000**

Welcome to 7 Simmons Crescent. This stunning home located in the highly sought-after area of Port Augusta West. This charming residence offers a comfortable and modern living experience, boasting a range of desirable features that are sure to captivate your attention. Built in 2008, this home exudes a contemporary charm that blends seamlessly with its surroundings. With a total size of 142 square meters, this residence provides ample space for you and your loved ones to live and thrive. As you enter the home, you'll be greeted by a welcoming hallway that leads you through the house. Along the hallway, you'll find the well-appointed bedrooms and bathrooms, providing privacy and convenience for all occupants, as well as a lovely break in between provided by a family room. Towards the rear of the property, you'll discover an open plan kitchen, dining, and lounge area that serves as the heart of the home. The modern kitchen is a true centerpiece, boasting sleek cabinetry, high-quality appliances, and ample counter space. It invites culinary creativity and provides a space where family and friends can gather while meals are prepared. The dining and lounge area adjacent to the kitchen offers a comfortable and inviting space for relaxation and entertaining. Stepping outside from the open plan area, you'll find yourself in the amazing outdoor entertaining space. This tranquil oasis is perfect for hosting gatherings, enjoying outdoor dining, or simply unwinding in the privacy of your own backyard. With its thoughtfully designed layout and low-maintenance features, this outdoor area is a true haven for relaxation and enjoyment. With its southeast-facing orientation, this home benefits from an abundance of natural light throughout the day, creating a bright and welcoming atmosphere. The interior of the home is bathed in sunlight, enhancing the overall sense of warmth and comfort. Resting on a generous block of 476 square meters, the well-maintained yard offers endless possibilities for outdoor activities and gardening. Whether you choose to create a vibrant garden, set up a play area, or simply enjoy the open space, this backyard provides ample room for your imagination to thrive. Located in the highly sought-after Port Augusta West, this home enjoys the benefits of a desirable neighborhood. Enjoy the convenience of nearby amenities, including schools, shops, and parks, all within easy reach. In summary, this home offers a delightful blend of modern features, including a welcoming hallway leading to the bedrooms and bathrooms, an open plan kitchen, dining, and lounge area, and an amazing outdoor entertaining space. With its sought-after location and inviting design, this property presents an exceptional opportunity to embrace a comfortable and contemporary lifestyle. Arrange a viewing today and experience the charm and comfort this home has to offer. For investors, there is a fixed tenancy in place until 19/12/2023 at \$370 per week rent. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.