

**8 Laguna Avenue, Ceduna Waters, SA 5690**



**House For Sale**

Monday, 15 April 2024

8 Laguna Avenue, Ceduna Waters, SA 5690

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Elaine Seal

**\$695,000**

Nestled on a spacious 1.46-hectare (3.6-acre) parcel of land, this owner designed and built on site home boasts meticulous construction with top-quality materials. The exterior features hardy plank walls and treated timber frames, complemented by a 5-foot high colourbond fence enclosing the expansive rear yard. The property includes a massive 9m x 16m colourbond shed with 4 bays, a workshop area, power supply, fluorescent lighting, and fully furnished with furniture and shelving. Additionally, a 10 KWA solar system on the shed's roof ensures sustainable energy usage. The well-designed interior showcases stylish décor, with furniture, appliances, and blinds included in the sale. Throughout the home, polished floating floorboards adorn the living spaces, while wet areas are tiled. LED downlights or oyster lights illuminate the rooms, creating a bright and inviting atmosphere. The spacious living area seamlessly integrates the lounge, dining, and kitchen, complete with bi-fold doors that lead to an office and family room. The main bedroom and lounge feature R/C split systems for climate control. The kitchen is equipped with a large gas oven, 80cm cooktop, overhead rangehood, and a Fisher & Paykel dishwasher. Three generously sized bedrooms include built-in features like ceiling fans and a walk-in robe with shelving in the main bedroom. The main bathroom and ensuite offer modern amenities, including corner shower alcoves, vanities, and heat lights. Outside, a stainless steel screwed hard wood deck at the front and rear of the house provides ample space for outdoor gatherings. The property also features a double drive-through carport large enough to park 4 vehicles, established fruit trees, pencil pines, yakka's, date palms, and 8 rainwater tanks with a combined capacity of 180,000 litres. For backup, a 5.5KW generator ensures uninterrupted power supply during blackouts. The Ozzy Clean aerated enviro septic tank system efficiently manages wastewater, which can be utilized for lawn and garden irrigation. This meticulously maintained property represents a rare opportunity to embrace the laid-back lifestyle of Ceduna Waters, offering move-in-ready convenience and exceptional quality.