

**10 Cole Crescent, Port Augusta West, SA 5700**



**House For Sale**

Friday, 5 July 2024

10 Cole Crescent, Port Augusta West, SA 5700

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 1010 m2**

**Type: House**



Charmaine Budd

0428656181

**\$320,000**

Nestled on an approximate 1,010m<sup>2</sup> allotment in the Port Augusta West area, this 1982-built brick home offers the perfect blend of comfort, potential, and convenience. Whether you're a first-time homebuyer or a small family looking for a new nest, this property has everything you need. As you approach the home, you'll be greeted by a tidy frontage, complete with a neat front fence and outdoor shade blinds. The street appeal is further enhanced by roller shutters, providing security and peace of mind. Step inside to find a well-maintained, semi-open plan living area that exudes warmth and functionality. The home features three bedrooms and one bathroom, offering comfortable living. The tidy interior is ready for you to move in and make your own, or you can choose to infuse your personal style and transform it into your dream home. This home is designed for outdoor living, with plenty of undercover space that extends from the carport, providing room for multiple vehicles. At the end of the carport, you'll find a spacious garage/shed complete with a workshop at the back. The backyard is a standout feature, meticulously paved and mostly undercover, ensuring low maintenance and ample space for outdoor activities. There's also a tidy open area at the rear, perfect for children to play or for the green thumb who enjoys gardening. This home offers the perfect combination of solid bones and incredible potential. It's a fantastic opportunity for those looking to move in and enjoy a comfortable lifestyle immediately, or for new owners to add their personal touch and make it truly their own. Don't miss out on this charming property that has so much to offer. Contact Charmaine on 0428 656 181 for more information or inspection. Land: 1,010m<sup>2</sup> (approx) Year Built: 1982 Equivalent main area: 110m<sup>2</sup> Zoning: Suburban Neighbourhood Easements: No Water available: Yes Sewer available: Yes 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. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.