

10 Lethbridge Court, Port Augusta West, SA 5700



Sold House

Sunday, 23 June 2024

10 Lethbridge Court, Port Augusta West, SA 5700

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 982 m2

Type: House



Brandon Sherriff

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\$280,000

This is a great opportunity to snap up a very clean, affordable, and well-presented first home or working investment. Presented to please, this is a lovely property in a very secure and quiet location tucked away in a cul-de-sac position. Functional floorplan, ready to accommodate first home buyers, investors, or downsizers, the property has real appeal. There is a neat kitchen with wall-to-wall windows giving natural light, plenty of cupboards and bench space, and neutral decor at every turn. A powerful ducted air conditioner services the entire house. The open plan kitchen/dining is a fantastic central heart of the home for everyone to come together, and additional living space is on offer as a formal lounge or extra bedroom if needed. There are 3 bedrooms in traditional format on offer, with a large 4th bedroom available where the formal lounge is located. The master suite is huge, with an ensuite, and a large dressing room entry. The other 2 bedrooms are also well-sized, and one offers a storage cupboard. A large separate laundry is matched to the separate toilet and generous main bathroom with shower and bathtub. High ceilings and big windows afford the home a great feel, and first-home buyers will love the potential and features that are on offer. Outside, there is a large and deep secure rear yard that has stunning views across to the southern Flinders Ranges. The gardens are well-established, and formatted with a fernery, and would be ideal for families, pets and entertaining - the views are stunning. The rear yard is also secure and has drive-in access from the double carport. There is a side alfresco area, as well as a large double garage for secure onsite parking or storage. On the roof is a large solar system working away right now to keep electricity bills at bay. It's a short walk to the many local shops and services the westside has to offer, as well as the local schools and transport routes. *INVESTOR NOTE - A full rental report is available upon request, and this property would prove very popular with tenants. Year Built / 1986 (approx) Land Size / 982 sqm (approx) House Size / 136 sqm (approx) Zoning / SN - Suburban Neighbourhood Local Council / City of Port Augusta Council Rates / \$2,351.13 pa (approx) Estimated Rental upon request Title / Torrens Title Want to find out where your property sits within the market? Have our award-winning agent come out and provide a market update on your home or investment! Disclaimer: We have obtained all the 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 the 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 inquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.