

**24 Gibson Street, Port Augusta, SA 5700**



**House For Sale**

Saturday, 29 June 2024

24 Gibson Street, Port Augusta, SA 5700

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 798 m2**

**Type: House**



Charmaine Budd

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## PRICE BY NEGOTIATION

Welcome to 24 Gibson Street, a beautifully renovated home that blends timeless charm with modern amenities. Originally built in 1962, this house has undergone a tasteful transformation. The established front garden and striking green door with light grey shutters add to its inviting street appeal. Situated in the heart of the CBD, this property offers unparalleled convenience, with shops, cafes, and services all within a short walking distance. This home is an entertainer's dream, with an expansive undercover entertaining area connected to the kitchen via a servery window. Additionally, an open entertaining space on the side of the house can be accessed through double doors from the dining area, seamlessly blending indoor and outdoor living. The yard features a spacious lawn and a good-sized garden shed, perfect for additional storage or hobbies. The large living room features a beautiful fireplace and a built-in entertainment unit, adding elegance and functionality. The modern kitchen, complete with a farmhouse sink, is both bright and practical, and conveniently adjacent is a tucked-away laundry area. The master suite offers a luxurious retreat with an ensuite and a walk-in robe, while two additional bedrooms include built-in robes for ample storage. The fourth bedroom is versatile, perfect for a guest room or home office. Both bathrooms have been renovated in a contemporary style, enhancing the home's modern feel. Equipped with ducted reverse cycle heating and cooling for year-round comfort, the home also features a double carport and solar panels to reduce energy costs. Ideal for families or those who love to entertain, 24 Gibson Street combines classic charm with modern convenience in a truly unique setting. Don't miss the opportunity to make this beautiful and functional home your own, where comfort and style meet in perfect harmony. Land: 798m<sup>2</sup> Year Built: 1962 Equivalent main area: 136m<sup>2</sup> Zoning: Suburban Activity Centre 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.