

# 44 Addison Road, Port Augusta West, SA 5700



## House For Sale

Sunday, 23 June 2024

44 Addison Road, Port Augusta West, SA 5700

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 863 m<sup>2</sup>

Type: House



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**\$580,000**

This magnificent home is located in a sought after location and will impress. Upon entry you are welcomed with a sense of warmth with neutral colour tones through-out with low maintenance timber floating floors to all of the main living areas. The master bedroom is extremely generous in size and offers twin walk-in robes and a well appointed ensuite, while the other 3 bedrooms are all well proportioned and include large built-in robes. The huge open plan living design incorporates the modern kitchen with walk-in pantry and stainless steel appliances including dishwasher and gas cook top. The casual dining area and family room are both large enough for the entire family to sit back and relax or if you prefer there is formal lounge setting at the front of the home. The main 3-way bathroom is well featured and there is plenty of room to store your linen in the large linen press. Externally there are two undercover entertaining areas with a raised deck out the back complete with a relaxing spa. There is plenty of parking options for your vehicles with 2 separate driveways leading to the under main roof double carport with auto roller doors and the 30 x 20 garage with gabled carport that's ideal for parking your boat or van. There is also an additional decent size garden/storage shed for dad. The home offers a 5kw solar system to help with the power bills and the fully paved back yard with picturesque gardens complete the picture.