

**18 Mathews Street, Port Augusta West, SA 5700**



**House For Sale**

Thursday, 9 January 2025

18 Mathews Street, Port Augusta West, SA 5700

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 258 m2**

**Type: House**



Charmaine Budd

0428656181

**\$285,000**

Located in the prestigious suburb of Port Augusta West, this modern and stylish home is nestled within the sought-after gated community of Edgewater West. Enjoy the convenience of living right on the water's edge, with minimal maintenance required and an unbeatable location just a short stroll from local shops, cafes, a doctor's surgery, pharmacy, and hairdressers. Step inside to discover a spacious open-plan living area with a contemporary kitchen, dining, and lounge room, all beautifully designed with neutral coastal tones that create a calm and inviting atmosphere. The home features three good-sized bedrooms, with the master suite boasting a walk-in wardrobe and access to a two-way bathroom, which also connects to the hallway. Both the second and third bedrooms include built-in wardrobes, offering ample storage space. Year-round comfort is assured with ducted reverse cycle air-conditioning and heating throughout the home. What sets this property apart are its unique features not commonly found in Port Augusta. Residents can enjoy direct access to the waterfront via a private gate leading to a beach-front walking path. The property also includes a secure carport, accessible through electric gates, providing both convenience and peace of mind. Currently leased as an investment property with a tenant in place until 4th July 2025, Edgewater West offers great potential for investors. The current tenant has been long-term and is happy to remain if purchased as an investment. The property is currently leased for \$360 per week. Land: 258m<sup>2</sup> (approx) Year Built: 2009 Equivalent main area: 107m<sup>2</sup> Council Rates: \$2747.42 p.a (2024/25) Zoning: SAC - Suburban Activity Centre Easements: NO Water available: YES Sewer available: YES Don't miss out on this rare opportunity. Call Charmaine Budd today at 0428 656 181 to schedule your inspection of this exceptional home! Additionally, when looking at properties it's important to have confidence in how much you can borrow. Ray White has partnered with Loan Market who can make this simple and stress free for you. As our customer, you'll receive a complimentary, obligation free chat with our local broker to discuss your options and tailor a lending solution to suit your needs. If you would like to speed up the process, click on the link below to get started today. <https://broker.loanmarket.com.au/natasha-davis/contact/> 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.