



**43 Mildred St, Port Augusta West, SA 5700****\$270**House 3  1 **43 Mildred Street, Port Augusta West**

This lovely family home is ideally located on the Westside of Port Augusta and is only a stone's throw to the primary school and a short walk to Caritas College. Built in 1969 and having been only a one owner/occupier since. There are three good-sized bedrooms whilst the cozy lounge enjoys a free-standing combustion heater and a split system air conditioner giving year round comfort. The bathroom is bright and airy and has a good-sized bath with separate vanity unit and shower alcove. There is a second living area and is ideal as a family room or rumpus room and is certainly big enough for a pool table. The dining area overlooks the beautiful back yard and alfresco area and has views of Port Augusta and Spencer Gulf whilst the timber decking area is just the place to enjoy a barbecue or sit back, relax and unwind. If gardening is your hobby you will certainly love this as there is an abundance of trees, palms, shrubs, beautiful rose bushes and a lawn area ideal for the kids to play on. Other features include a double carport, large shed ideal for the handyman, air conditioning throughout, 5 kilowatt solar system and is very close to all of the Westside shops and services.

**Open for Inspection**

By Appointment.

**Listed By**

The Office

Phone: (08) 8642 3322

