



1/28 Woodforde St, Port Augusta West, SA 5700

Under Contract

House 3  2 

## Newly Built Courtyard Home in a Sensational Location

Whether you are looking for an immediate residence or an investment opportunity this newly built courtyard home is one to consider. The three bedrooms are all carpeted with the master featuring a good-sized walk-in wardrobe and an ensuite tiled floor to ceiling to match the second bathroom which boasts a large bath and guests can utilise the second toilet through a powder room and bedrooms 2 and 3 have built in wardrobes. The open-plan kitchen/dining/living area showcases beautiful wooden flooring complemented by an abundance of natural light which can be adjusted with roller blinds on every window whilst overhead cupboards, a double sink and space for a dishwasher add to the kitchen's functionality. Ducted reverse cycle air conditioning will keep the household comfortable all year round and the laundry is generous in both size and functionality with plenty of storage and direct access to outside. Step outside through sliding doors and you will discover the spacious paved alfresco area under a pitched roof ideal for year-round relaxation and entertainment and adjoining is a blank canvas ready for your ideal backyard. Plenty of car parking is available including the single car garage under the main roof with electric roller door access and a private door providing direct access to the kitchen. Located in a sensational part of Port Augusta West this is one of three homes built by the same quality builder in this quiet cul de sac just a minute's walk to Caritas College.

### Open for Inspection

By Appointment.

### Listed By

The Office

Phone: (08) 8642 3322

