







# **Charming and Efficient Home with Modern Upgrades**

ASKING \$229,000

Discover this delightful 2-bedroom, 1-bathroom residence situated on a 480m<sup>2</sup> allotment in the heart of Port Pirie West. Built in 1930, this home seamlessly blends classic character with contemporary enhancements, making it an ideal choice for first-time buyers, downsizers, or savvy investors.

## **Key Features:**

# • Energy Efficiency:

- 6.6kW Solar System installed in 2023, significantly reducing energy bills.
- New Electric Hot Water Service added in 2023 for consistent hot water supply.

## • Interior Comfort:

- New LED Light and Ceiling Fan Combos in the lounge and bedroom, ensuring year-round comfort.
- o Carpeted Throughout, providing warmth and coziness.

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**Price** SOLD for \$219,000

**Property Type** Residential

Property ID 11607 Land Area 484 m2

# **Agent Details**

Lee Jackson - 0427 440 954 Sean Manfield - 0438 864 146

## **Office Details**

Port Pirie 90 Florence Street Port Pirie, SA, 5540 Australia 08 8633 4555



### · Kitchen & Bathroom:

- Upgraded Kitchen with modern fittings.
- Spacious Bathroom offering potential for a contemporary makeover.

# • Outdoor & Security:

- o Enclosed Carport, perfect for entertaining guests.
- Roof and Gutters in excellent condition, ensuring durability and low maintenance.
- Updated external cladding raises the standard here.

### **Additional Information:**

• Land Size: 480m<sup>2</sup>

• Floor Area: 77m<sup>2</sup>

• Year Built: 1930

• Parking: 1 secure carport space

This property offers a harmonious blend of historical charm and modern conveniences. Its energy-efficient upgrades and comfortable living spaces make it a standout in today's market.

### Don't Miss Out!

This gem won't last long. To arrange your private inspection, contact:

• Lee Jackson: 0427 440 954

• **Sean Manfield:** 0438 846 146

Note: Property details such as land size and floor area are sourced from available public records and may require verification.

RLA228106

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