

# 1 Auvale Crescent, Mount Gambier, SA 5290



## Sold House

Tuesday, 7 January 2025

1 Auvale Crescent, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Area: 702 m2

Type: House



Ben Ransom  
0400870362

## Contact agent

Positioned on a corner allotment sun filling the home with natural light. Immerse yourself in warm cosy homely feeling as soon as you enter the home. Light flooded large lounge room with huge windows picture frame the view of the lovely landscaped established trees of the gardens outside, you'll be kept warm and snug by the gas heater. A spacious and functional open plan kitchen/dining kept warm or cool with reverse cycle split system air conditioning. Kitchen is complemented by a dishwasher, electric cooktop, plenty of cupboards and pantry space. The home consists of four bedrooms master with build in robes and ensuite bathroom. Second bathroom with bath and shower and a separate toilet. The private lush low maintenance rear yard is fully enclosed offering piece of mind for keeping children and pets safe. Moments from the town centre and all main shopping, choice of McDonald Park Primary public primary school right across the road and St Martins Lutheran Collage private school within walking distance. This home is every bit convenient and move in ready for its next owner or the ideal investment for anyone wanting to add to their portfolio.

Extra Information: Council Rates / \$1,350.00 p/a - approx. SA Water Supply Charge / \$78.60p/qtr SA Water Sewer Supply Charge / \$86.95p/qtr approx. Emergency Services Levy / \$89.90p/a approx.. Estimated Rental / \$470-\$480 p/w Land Size / 701m<sup>2</sup> Council / City of Mount Gambier Zoning / Suburban Neighbourhood

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