

# 1 Hume Court, Mount Gambier, SA, 5290



## House For Sale

Friday, 15 November 2024

1 Hume Court, Mount Gambier, SA, 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Learna Roberts



Tahlia Gabrielli

## Elegance Meets Functionality - Views over the park

Ray White Mt Gambier proudly presents 1 Hume Court, an impeccable family home that combines elegance, comfort, and practicality. Set in a prime location, this property boasts high-end finishes, generous spaces, and thoughtfully designed areas for both indoor and outdoor living.

Step inside to find four spacious bedrooms, each carpeted to enhance warmth and comfort. The master suite is a true retreat, offering a large space with a walk-in wardrobe and private ensuite. The additional three double-sized bedrooms all come with built-in robes, providing storage and functional design.

The home's neutral-toned main bathroom features a bath, shower, and vanity.

while a carpeted formal lounge room, complete with automatic roller shutter on the window, offers a cosy, private space perfect for relaxation, making the ultimate theatre room.

At the heart of the home lies a huge, tiled open-plan kitchen, dining, and living area, designed for both comfort and style. Featuring a new gas log fire, while ceiling fans and ducted reverse-cycle heating air conditioning ensure year-round comfort. The kitchen is a chef's delight, with high-quality stainless steel appliances, including a gas stove top, electric oven, and Bosch dishwasher. Featuring a glass splashback, a butler's pantry, and two-pack cabinetry.

The adjacent open-plan living area flows seamlessly to an enclosed indoor / outdoor entertaining room, creating an ideal space for family gatherings or social events. This space is carpeted and gazebo sliding doors fitted with zip-track blinds, allowing for year-round use regardless of the weather.

Beyond the interiors, the property offers impressive outdoor amenities, including a lush lawn with pop-up sprinklers and a fully enclosed, large alfresco area. The double garage includes a storage/work area with carpet and space to park an additional car.

Additional thoughtful touches throughout the home include beautiful Californian shutters, and a large linen press located in the entrance hall leading to the dining area.

A rainwater tank is also on the property, ensuring sustainable water usage, and a well-appointed shed offers ample storage solutions. Along with a double gate making great access for your caravan and cars.

Contact Leearna and the Ray White Mt Gambier team to learn more and book a viewing. RLA 291953

### Additional Property Information:

Age/ Built: 2018

Land Size: 908m<sup>2</sup>

Council Rates Approx.: \$516 per quarter.

Rental Appraisal: A rental appraisal has been conducted for approximately \$590 to \$620 per week.