

**14 Fimmell Court, Mount Gambier, SA, 5290**



**House For Sale**

Tuesday, 26 November 2024

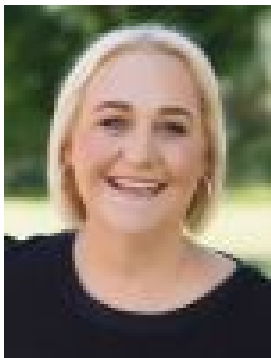
14 Fimmell Court, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sarah Barney  
0887264400

## **Expressions of Interest by 12pm 16.12.2024 (If not sold prior)**

### **Beautifully designed family home delivering both style and functionality**

Introducing 14 Fimmell Court, Mount Gambier. This property showcases modern living, impeccable design and generous spaces throughout.

- Situated on an elevated block with a grand street appeal. A short walk to Uni SA, TAFE SA, Montebello IGA and Community Kids childcare centre. Mulga Street Primary School is a short drive away along with the centre of town.
- Enter into the expansive open plan lounge, dining and kitchen which is the heart of the home. This space exudes modern living with high end fixtures, Jarrah flooring flowing throughout most of the home and is comforted with ducted heating and cooling. There is also a second lounge / family room at the rear of the home.
- The kitchen boasts stainless-steel appliances including an electric oven and cooktop, a rangehood and a dishwasher. There is also a double sink, a pantry and plenty of bench and storage space for all your cooking desires.
- The master suite is luxurious. A walk through ensuite to die for, featuring a large rain shower, a vanity unit with twin basins and a separate toilet for convenience. The walk-in robe has been well designed providing ample storage and draw space. The two additional bedrooms both offer quality built-in robes.
- The main bathroom is a three-way design with a vanity unit and large mirror, a separate bath and shower room, plus a separate toilet.
- Through sliding doors from the kitchen you're welcomed into the undercover outdoor entertaining area and rear yard. The yard is low maintenance with a garden shed and has the added bonus of a lemon tree! At the front of the property, a hot mix driveway leads to the double garage with an electric roller door and a single roller door at the rear, for access into the rear yard.

This luxury property, in a fantastic family-friendly area won't be on the market for long. Contact Sarah Barney or Macey Humphries at Elders Real Estate to find out more and book an inspection.

RLA 62833

Additional property features:

Land size: Approximately 752m<sup>2</sup>

Property Built: Approximately 2010.

Council Rates: Approximately \$530 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$550 - \$570 per week.