

**15 Dino Place, Mount Gambier, SA, 5290**



**House For Sale**

Sunday, 3 November 2024

15 Dino Place, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Gail Richards  
0409268199

## COMFORT, SPACE AND PRIVACY IN A PEACEFUL CUL-DE-SAC

**\*\* HIGHEST AND BEST OFFERS BY TUESDAY 5TH NOVEMBER 2024 AT 5PM**

Positioned in a peaceful cul-de-sac, this classic brick-and-tile home offers functional design and spacious interiors ideal for families or investors.

A generously sized kitchen awaits, equipped with electric cooking, a double sink, and a breakfast bar overlooking the dining area a perfect spot for family meals and gatherings.

Relaxation and convenience are key with a substantial living room that captures street views and includes a gas heater and roller shutters for privacy. A second family area, also with roller shutters, benefits from north-facing sunlight and sliding doors that lead directly to the outdoor space.

All three bedrooms are conveniently grouped together. Two of the bedrooms include built-in robes, while the master at the front of the home features a private ensuite with a shower and vanity. The home's main bathroom, complete with a shower, bath, and vanity, is complemented by a separate toilet for added practicality.

The laundry offers extra utility with an additional toilet plus the bonus of a single garage with an auto roller door, power, and lights. This space is ideal for parking or storage, with a small garden shed in the backyard for garden tools.

Settle in and enjoy the tranquility and functionality this welcoming home has to offer.

### Extra Information:

Council Rates / \$1,756.35 p/a

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewer Supply Charge / \$89.32 p/qtr

Independent Rental Appraisal / \$440-\$460 per week

Build Year / 1986

Land Size / 647 m<sup>2</sup>

Council / City of Mount Gambier

Zoning / Suburban Neighbourhood

### Disclaimer:

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7

[http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf) in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.