

**2 Auvale Cres, Mount Gambier, SA, 5290**



**House For Sale**

Saturday, 11 January 2025

2 Auvale Cres, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sarah Barney  
0887264400

## **Prime property in an even better location!**

Introducing 2 Auvale Crescent, Mount Gambier for sale. A beautifully renovated home in a wonderful, family friendly location. This home is neat as a pin and has had all of the hard work completed.

- Situated directly across the road from McDonald Park Primary School and is within minutes from Saint Martin's Lutheran College and the Mount Gambier town centre with all it has to offer.

- Enter via the front porch with the first living room to the left. This space is carpeted, light filled and comforted with gas ducted heating in all main living areas and a separate split system air conditioner located in this living room.

- The kitchen and dining area are at the heart of the home, providing a stainless-steel electric oven, cooktop, rangehood and a dishwasher. There is also a double sink with filtered water, a pantry and plenty of bench and storage space for all your cooking requirements. A second living room or additional bedroom if required sits behind, providing access to the pergola. High quality hybrid flooring flows throughout most of the home for ease.

- To the right-hand side of the home are the three well sized bedrooms, all with built-in robes, ceiling fans and are carpeted.

- The freshly renovated bathroom is stunning and super practical with floor to ceiling tiles. It boasts a frameless shower, a freestanding bath, a large vanity unit with storage, a led de-fog mirror, a heated towel rail and a separate toilet for convenience. A brand-new Rinnai 60-degree instant hot water system with a hot water controller in the bathroom has been installed, just requires a plumber to connect.

- The laundry has also been freshly renovated, providing brand new cabinetry with plenty of storage, an ironing board cupboard, a large wash trough and the added bonus of a second toilet.

- Outside, you're met with a retreat the whole family can enjoy. Wrapping around from the front to the rear, the yard is fully enclosed and features appealing, yet low maintenance gardens with the added benefit of a sprinkler system. The front driveway is double width for plenty of parking and leads to the single, roller door garage with internal access. There is a second driveway accessed from Dalkeith drive, perfect for storing a boat / caravan. The expansive undercover pergola is adjoined by a decked area / patio and a garden shed. An absolutely gorgeous cubby house and sandpit will ensure endless fun for the kids, while the adults enjoy the secluded firepit.

The hard work has been completed; all you need to do is move in! If this is the perfect property for you, contact Sarah Barney at Elders Real Estate to find out more and book an inspection. RLA 62833

Additional property features:

Land size: Approximately 699m<sup>2</sup>.

Property Built: Approximately 1977.

Council Rates: Approximately \$443 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$500 - \$520 per week.

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