

22 Wallace Street, Mount Gambier, SA 5290

House For Sale

Saturday, 7 December 2024



22 Wallace Street, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 669 m2

Type: House



Rachael Kelly
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\$549,000-\$579,000

****OPEN HOME CANCELLED:** Please note the open home that was scheduled for Saturday the 21st of December from 10.30am-11am has been cancelled. We apologise for any inconvenience. ****Set in the breathtaking lakes area, this expansive two-storey family home offers the ultimate lifestyle blend of space, comfort, and versatility. With stunning views over the city skyline and thoughtful design features for modern family living, this property invites you to create lasting memories in a truly special setting. From the moment you step through the high gates, framed by lush shrubs, you're welcomed by a striking blue front door – a nod to the iconic Blue Lake. Inside, the home opens into a light-filled, open-plan living area where every detail is designed to enhance daily life. The lounge room boasts walls of windows that flood the space with natural light, complemented by the warmth of slow combustion wood heating. From here, flow seamlessly into the kitchen, complete with gas cooking, a double sink overlooking serene views, a dishwasher, and a breakfast bar perfect for morning chats or quick meals. The adjacent dining area offers direct access to the balcony, a tranquil spot for enjoying sunsets over the landscaped yard. Alongside these living areas on the upper level, you'll find a spacious master suite featuring a walk-around wardrobe that creates a sense of privacy and space, alongside a second bedroom with built-in robes. The family bathroom on this level includes a spa bath, shower, separate toilet, and a vanity area, with a nearby laundry offering built-in storage for added convenience. The lower level is perfect for extended family living or working from home, thanks to its private access. Here, two additional bedrooms with built-in robes, a second bathroom, and a generous rumpus room provide ample space for relaxation and activities. A storage area with built-in shelves keeps things organized, ensuring every family member has room to thrive. Step outside to discover a backyard designed for family fun and entertaining. The elevated pergola area, with composite decking and festoon lights zig-zagging above, is an inviting spot for twilight drinks or gatherings. Watch the kids play in the low maintenance yard or cozy up around the fire pit for evening stories under the stars. Practicality meets ease with a double car garage featuring an auto door and ramp access directly to the second level, plus additional driveway space for off-street parking. Under-house storage with lockable access adds even more functionality to this thoughtfully designed home. All of this is just moments from Reidy Park School, Wulanda Recreation Centre and the Lakes walking trails! No matter what you are seeking, you're in the heart of it all. Discover the perfect setting for your family's next chapter. Extra Information: Council Rates / \$1,849.87 p/a SA Water Supply Charge / \$78.60 p/qtr SA Water Sewer Supply Charge / \$100.92 p/qtr Emergency Services Levy / \$100.35 p/a Independent Rental Appraisal / \$550 - \$580 p/wk Land Size / 669m² 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 in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.**