

25 Old Kent Court, Mount Gambier, SA 5290

House For Sale

Thursday, 12 December 2024



25 Old Kent Court, Mount Gambier, SA 5290

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 945 m2

Type: House



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\$639,000-\$679,000

This beautifully presented family home, nestled in a peaceful cul-de-sac, is a true gem offering both comfort and modern living. Featuring spacious living areas, stylish updates, and plenty of room for the whole family, it's the perfect place to create lasting memories. The large lounge, complete with a ceiling rose, provides a welcoming atmosphere for relaxation and family gatherings. The renovated kitchen is a highlight, offering stone benchtops, induction cooktop, wall oven, plumbed fridge, pantry, and a dishwasher—an ideal space for preparing meals with ease. The kitchen flows seamlessly into the dining and family room, where plank flooring, updated blinds, reverse cycle air conditioning, and a slow combustion wood heater create a warm and inviting atmosphere throughout the year. For added versatility, the single garage has been thoughtfully converted into an additional room, offering endless possibilities for your family's needs—whether as a fifth bedroom, games room, or home gym. The main bedroom is a private retreat, featuring a walk-in robe and a modern ensuite with a shower, toilet, and vanity for added convenience. Three additional bedrooms are equipped with built-in robes, with one offering the extra comfort of a reverse cycle split system. A dedicated study, complete with a built-in desk and shelving, provides an ideal space for work or study. The main bathroom has been elegantly renovated, showcasing a shower, freestanding bath, and vanity. A bullnose verandah that wraps around the home adding both charm and character to the property. Whilst at the rear of the home, the pergola, featuring composite decking, built in BBQ and sliding doors from the open plan living area, creates the perfect setting for outdoor entertaining in the leafy and private backyard. The property also boasts a garden shed, plus a substantial 8 x 6m shed with power, concrete floor, one remote door and one manual door, providing ample space for vehicle storage, hobbies, or a workshop. The landscaped garden features pop-up sprinklers for both front and back lawns, all controlled by an auto timer for easy maintenance. Energy efficiency is a priority with 5kW solar panels, helping to reduce your energy bills while enjoying the comfort of this lovely home. This stunning property offers the perfect combination of modern living, versatile spaces, and an ideal location in a quiet cul-de-sac. Whether you're looking to entertain, relax, or grow your family, this home has it all. Be sure to arrange a viewing—this one won't last long!

Extra Information: Council Rates / \$1,896.63 p/a
SA Water Supply Charge / \$78.60 p/qtr
Sewerage Charge / \$106.72 p/qtr
Emergency Services Levy / \$103.25 p/a
Independent Rental Appraisal / \$550-\$600 p/w
Build Year / 1996
Land Size / Approx. 945m²
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.