

4 McGREGOR STREET, Mount Gambier, SA, 5290



House For Sale

Wednesday, 18 December 2024

4 McGREGOR STREET, Mount Gambier, SA, 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Gail Richards

0409268199

FAMILY HAVEN OR INVESTOR'S DELIGHT

This three-bedroom home offers the perfect blend of comfort and convenience, making it an excellent choice for families or investors alike.

The lounge room is equipped with reverse cycle heating and cooling, while the centrally positioned slow combustion heater, accompanied by a nearby study nook, provides warmth and coziness for winter.

The kitchen is well-appointed with electric cooking, a double sink, island bench, breakfast bar, and dishwasher, creating a functional hub for everyday living. The adjoining open-plan dining area flows seamlessly from the kitchen, making mealtimes and entertaining effortless.

All three bedrooms are generously sized, featuring built-in robes and brand new roller shutters for added privacy and comfort. The bathroom includes a shower, bath, vanity and separate toilet, while the laundry boasts built-in bench and cupboard space.

An enclosed back porch has been transformed into a versatile additional room, complete with a walk-in storage area perfect for use as a pantry or linen room, plus the convenience of a separate toilet.

Outdoor living is a highlight with a spacious pergola featuring a hardwood timber deck, plastic blinds, and in-built speakers with an amp stored neatly in the adjoining room. This area is ideal for year-round entertaining, whether you're hosting summer BBQs under the shade of the pergola or unwinding with friends while listening to your favourite songs.

Car enthusiasts and hobbyists will appreciate the single carport under the main roof with a pit, as well as the double Colorbond shed with power, two manual roller doors and mezzanine storage. The large shed space offers incredible flexibility, with the back half, currently utilized as a games room, but easily adaptable to suit your needs whether as a home gym, workshop, man cave, work from home space or additional storage. The property benefits from the flexibility of side access from Kain Street, offering easy entry to the backyard and additional space for vehicles or outdoor activities.

The backyard includes a chicken coop, cubby house, and an array of raised veggie garden beds offering a taste of country living, while the property's proximity to Mulga Primary School and Collins Court Shopping Centre makes it ideally located for family convenience.

With its features, location, and potential, this property is perfect for family living and also offers great investment possibilities for the astute investor.

Extra Information:

Council Rates / \$1,831.17 p/a

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewer Supply Charge / \$98.60 p/qtr

Emergency Services Levy / \$96.55 p/a

Independent Rental Appraisal / \$420 - \$440 p/w

Build Year / 1950

Land Size / 824 m²

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.