

**4 Parkway Avenue, Mount Gambier, SA, 5290**



**House For Sale**

Wednesday, 18 December 2024

4 Parkway Avenue, Mount Gambier, SA, 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## DECEPTIVELY SPACIOUS HOME IN CONROE HEIGHTS

Nestled in the highly sought-after Conroe Heights Estate, this sweet and neat yet deceptively large home offers the perfect blend of comfort and space, ideal for families looking to settle in a well-established area. From the moment you arrive, the home's charming exterior and inviting atmosphere set the tone for what lies beyond.

Upon entering the private entry space, you'll be greeted by a spacious L-shaped lounge and dining area, complete with split-system air conditioning for year-round comfort. This versatile space flows seamlessly into the timber kitchen, where you'll find sleek electric appliances and a walk-in pantry. Adjacent to the kitchen is an inviting family area with gas heater and second split system plus sliding doors with access to the undercover paved pergola area.

The home boasts four well-sized bedrooms, including a generous main bedroom with a private ensuite and a walk-in robe for added convenience. Both the second and third bedrooms are equipped with built-in robes, ensuring there's plenty of storage space throughout the home.

For those who love to entertain, the outdoor area is truly a highlight. Featuring a beautifully designed space, it's perfect for alfresco dining or relaxing with friends and family in a tranquil setting. With pop-up sprinklers at both the front and rear, the garden is easy to maintain, leaving you more time to enjoy the low-maintenance lifestyle.

Storage and convenience are key with single garage under the main roof, providing internal access, plus a large remote-access 6m x 9m Colorbond garage with a 2.5-meter clearance, concrete floors, loft, power & s/c wood fire. The rear yard offers additional accessibility, allowing easy access for larger vehicles or trailers.

Additional features of the home include a dedicated storage room off the garage, small rainwater tank and rear yard access, ensuring functionality without compromising on style. Whether you're downsizing or buying your first home, this property offers everything you need and more.

Don't miss the opportunity to view this charming home in Conroe Heights Estate a true hidden gem that combines convenience, comfort, and space in one neat package

### Extra Information:

Council Rates / \$1,803.11 p/a

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewer Supply Charge / \$95.12 p/qtr

Emergency Services Levy / \$97.45 p/a

Independent Rental Appraisal / \$500-\$520 p/w

Build Year / 1996

Land Size / 735 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

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