

4 Warrick Close, Mount Gambier, SA, 5290



House For Sale

Saturday, 23 November 2024

4 Warrick Close, Mount Gambier, SA, 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Sarah Barney
0887264400

Exceptional family home in a sought-after location

Elders Real Estate is pleased to present 4 Warrick Close, Mount Gambier, for sale. This home welcomes you with open arms, having a true family feel.

- Situated in the perfect location, within walking distance to both Saint Martin's Lutheran Collage and Goodstart Early Learning Centre, along with parks and playgrounds. The Mount Gambier town centre is only a short drive away with all it has to offer.

- The spacious open plan kitchen, living and dining area are in the heart of the home with access to the large, paved pergola through a glass sliding door.

There is a reverse cycle air conditioner and ceiling fan for all year-round comfort. There is an additional second lounge room at the front of the property.

- The kitchen is well laid out, having direct access to the garage and overlooks the dining area. It boasts stainless-steel appliances including an electric oven and cooktop, a dishwasher, rangehood and a double sink. Plus, plenty of bench and storage space for all your cooking desires.

- The main bedroom is of good size, featuring a bay window, built-in cupboards, a ceiling fan and an updated ensuite bathroom providing a shower, vanity unit with storage and toilet. Two more bedrooms are of good size, with built-in cupboards, ceiling fans and the fourth could also be used as a study, if desired.

- The main bathroom is a three-way design, situated between bedroom two and three for convenience. It offers a bath, shower, vanity unit with storage and a separate toilet.

- Outside, the low maintenance, secure yard is neat as a pin, with a hedge that wraps around sections of the fence line for privacy. The undercover pergola is paved and perfect for entertaining. A veggie garden sits on one side, plus a small rainwater tank, clothesline, a water softener and a garden shed. The 6.2 kw system with 21 solar panels help keep the electricity costs to a minimum, which we're sure everyone can benefit from! There is a single car garage with a roller door, under the main roof along with side gate access into the rear yard.

This property has been well loved and is ready for its new owners to enjoy. Contact Sarah Barney or Macey Humphries at Elders Real Estate to book an inspection and fall in love.

RLA 62833

Additional property features:

Land size: Approximately 666m².

Property Built: Approximately 2002.

Council Rates: Approximately \$497 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$470 - \$490 per week.