

43 Ferrers Street, Mount Gambier, SA, 5290



House For Sale

Wednesday, 18 December 2024

43 Ferrers Street, Mount Gambier, SA, 5290

Bedrooms: 5

Bathrooms: 2

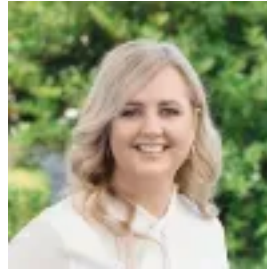
Parkings: 2

Area: 723 m2

Type: House



Tahlia Gabrielli



Leearna Roberts

Stunning, solidly built family lifestyle home in blue ribbon location

EXPRESSIONS OF INTEREST BY FRIDAY 12PM 10TH JANUARY 2025 (UNLESS SOLD PRIOR)

Ray White Mt Gambier is pleased to present 43 Ferrers Street, Mount Gambier, for sale. This ideal address offers so much more than a perfect location. This solid double-story family home sits within walking distance of the town centre, Wulanda Recreation Centre, and the Railway Lands Walking Track. It is also close to The Blue Lake and has an array of shopping, cafes, and dining options, as well as schools, childcare, and healthcare facilities nearby.

The home features tiled roofing, solar panels, ducted heating and cooling, stunning outdoor entertaining, and impeccable architecture. A laneway to the right of the house accesses a secure carport and a delightful rear pergola-offering space for the family to enjoy a low-maintenance grassed garden and a luxury in-ground swimming pool with private fencing and hedging ensuring a stunning oasis.

The house is surrounded by secure fencing, with a gated grand entrance that leads through to an immaculately landscaped front garden with statement hedging and a crushed stone pathway. A decked staircase ascends to a covered portico and into the main hallway. The entry hall sits horizontally, features polished timber floorboards, and accesses the open living area, downstairs bedrooms, and the staircase.

The main bedroom is immediately to the right of the entry, overlooking the garden. This spacious carpeted room benefits from a large window with blinds and sheer window coverings, a floor-to-ceiling built-in robe, and an ensuite bathroom. The ensuite is stylishly updated with a floating timber vanity with storage, an above-bench basin, and a mirror. It boasts on-trend tiling, a glass-frame rain shower, and a toilet.

The second bedroom sits opposite, providing carpets and a ceiling fan for comfort. It offers built-in robes and has a large window overlooking the wrap-around pergola. The family bathroom is opposite and adjacent to the staircase. It overlooks the right side of the house and provides a large vanity with abundant storage, an above-bench basin, a large mirror, and a fully tiled bath under frosted windows. A glass-frame shower sits opposite the tub, with a corner toilet, towel rails, and appealing tiling throughout.

A laundry and a separate storage room sit on the exterior home, accessed from a hallway door that leads onto the pergola.

The spacious living, cooking, and dining quarters benefit from front and rear windows, allowing abundant light to flow through. This gorgeous and practical space facilitates a kitchen to the right of a generous dining room and a rear-facing living room that opens onto the pergola, overlooking a luxurious in-ground swimming pool.

The kitchen and dining area boast a slow-combustion wall fireplace for ambient dining. The kitchen provides solid cabinetry, a convenient pantry, and stone worktops. A central, wrap-around breakfast bar provides lots of worktop space and under-bench storage, with spotlights fitted within a drop ceiling.

A double sink and a dishwasher overlook the garden and pergola, and a corner storage area accommodates a dishwasher recess and a roll-up tambour cabinet. The cooking area features a stainless electric oven under a large gas cooktop and a contemporary stainless-steel rangehood.

The spacious living room also features timber floors and looks onto an enclosed timber deck/pergola and alfresco dining area with the glass panel surrounded pool immediately beyond.

A generous family room sits off the living room, overlooking the deck and pool. Sliding glass doors open onto the built-in barbeque area and offer access to the deck and pool. The family room also opens onto a front-facing home office, studio, or fifth bedroom-ideal for guests and work-from-home professionals.

The first floor provides two generous carpeted bedrooms with respective front and rear-facing views. Each offers built-in

robes and is comforted with wall-mounted heating and cooling for optimum year-round comfort.

This incredible family home is a rare find. It has so much on offer for entertainers, children, and guests, and the sought-after convenience of the town centre is just moments away.

Contact Tahlia and the friendly, professional Ray White team to learn more and to your viewing to avoid disappointment.
RLA 291953

Additional Property Information:

Age/ Built: 2003

Land Size: 723m²

Council Rates: Approx. \$464.25 per quarter.

Rental Appraisal: A rental appraisal has been conducted for approximately \$620 to \$660 per week.