

**7 Bond Street, Mount Gambier, SA, 5290**

**House For Sale**

Wednesday, 13 November 2024



7 Bond Street, Mount Gambier, SA, 5290

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sara McManus

## YOUR NEXT CHAPTER BEGINS AT 7 BOND STREET

Nestled in the coveted lakes area of the city and within the prestigious Tenison Woods and Reidy Park School zones, this elegant stone residence offers a blend of charm and modern sophistication. This four bedroom home showcases beautifully restored character features alongside contemporary styling, creating a truly welcoming ambiance. The fourth bedroom could alternatively be utilised as an office.

The light-filled lounge room invites relaxation with garden views, whilst the polished timber floors accentuate the spacious living areas. The timber kitchen, adjoining the dining area, provides a warm and inviting space with a lovely outlook over the lush backyard.

The central bathroom includes a separate shower, bath, and vanity, accompanied by a private toilet for added convenience. Step outside to enjoy a spacious deck, perfect for Summer gatherings and barbecues. The expansive stone garage is ideal for storage or a workshop, complemented by a secure, landscaped yard a peaceful retreat for those seeking privacy.

This property also boasts internal access to a versatile cellar, as well as additional basement rooms offering abundant storage or the opportunity to create a personalized space. For those prioritizing location, lifestyle, and quality, 7 Bond Street is an exceptional find.

### Extra Information:

Council Rates / \$1,876.00 p/a

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewer Supply Charge / \$104.40 p/qtr

Independent Rental Appraisal / \$480.00 - \$500.00 per week

Build Year / 1953

Land Size / 879m<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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