

8 Boandik Terrace, Mount Gambier, SA, 5290



House For Sale

Tuesday, 19 November 2024

8 Boandik Terrace, Mount Gambier, SA, 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Alistair Coonan

0422156363

Elevated Home in Fantastic Location

Boldly positioned on an elevated allotment with views over the area and only a short distance from the CBD, 8 Boandik Terrace in Mount Gambier offers a fantastic opportunity to get into the property market in a prime location and an achievable price point.

This 1980s brick and tile property is solidly and spaciouly built with a tidy presentation, offering a blank canvas ready for the next family to call home and make their own. Entering the property via the north facing front steps, you're greeted by timber floors in a wide entry way that leads to main living space with commanding views over the surrounding area, benefiting from loads of natural light and kept comfortable via gas heating and ceiling fan. Glass sliding doors lead to the dining space and open plan kitchen, equipped with electric oven and cooktop, and neutral cabinetry.

Three large and carpeted bedrooms offer space for the growing family, with the master bedroom at the front of the home also benefiting from the elevated views. Wet areas include bathroom with walk in shower and separate bathtub along with convenience of a separate toilet, plus a spacious laundry adjacent ample storage space in the hallway.

Beneath the home, the panel shift door leads to a single garage plus a surprising amount of storage or workshop space extending under the front of the home, with power and lighting plus concrete flooring allowing for multiple uses - perhaps even a "den" of sorts! At the rear, a terraced and secure yard offers ample space for gardens, pets or kids to explore and play, and includes a solid storage shed.

A fantastic location only a short distance from the CBD of Mount Gambier as well as schools, sporting facilities, pubs and supermarkets. A must for inspection, contact Alistair to arrange your viewing today.

RLA - 291953

Additional Property Information:

Approx Property Age: 1980

Land Size: 726sqm

Council Rates: approx. \$452 per quarter

Water Rates: approx. \$165 per quarter

Rental Appraisal: A rental appraisal has been conducted for approximately \$430 to \$450 per week.