

8 Comaum Avenue, Mount Gambier, SA, 5290



House For Sale

Tuesday, 26 November 2024

8 Comaum Avenue, Mount Gambier, SA, 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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ARCHITECTURAL ELEGANCE - PRIVATE SETTING

This beautifully designed home combines timeless charm with modern updates, offering a flexible floorplan perfectly suited to contemporary family living. Perfectly positioned in a tranquil setting close to schools, sporting grounds, and local amenities, it's an ideal retreat for families seeking space, style, and convenience.

Inside, two distinct living areas cater to a variety of lifestyles. The first living area, complete with a slow-combustion wood heater, flows seamlessly into the dining area, where beautiful French doors lead out to the backyard. The kitchen, designed for the home chef, features a freestanding electric oven with gas stove, double stainless-steel sink, and dishwasher, with a spacious bench providing ample workspace. This open-plan design connects effortlessly to the second lounge room, making it the perfect space for entertaining or relaxed family living with a reverse-cycle split system ensuring comfort year-round.

Downstairs, the master suite offers a true parents' retreat. Spacious and private, it includes a large walk-in robe and a thoughtfully designed ensuite featuring dual vanities, a shower, toilet, and an additional vanity. Adjoining this luxurious space is a versatile room that can serve as a nursery for young families or a quiet study for working from home, offering the perfect balance of practicality and comfort.

Upstairs, three well-proportioned bedrooms provide space for the whole family, two featuring built-in robes and one showcasing charming two-window views. The renovated main bathroom exudes style and functionality with a shower, bath, toilet, and plantation shutters adding a touch of elegance. Practicality meets style in the laundry, which offers built-in bench space, striking feature tiles, and an additional toilet conveniently located near the open-plan living area.

Step outside and discover a true entertainer's paradise. The large pergola with decking provides a fantastic space to host guests or unwind while enjoying views of the private, landscaped backyard. A detached studio adds further versatility, perfect as a creative space or quiet retreat. The property also includes a powered garden shed with a concrete floor, a double garage with a panel-lift automatic door, and undercover access to the home, along with convenient drive-through access to the backyard.

This stunning property combines architectural elegance with thoughtful design, set in a peaceful and family-friendly location. Its stylish updates and practical features, paired with close proximity to essential amenities, make it the perfect choice for modern living. Offering both timeless sophistication and everyday comfort, this is a home where cherished memories are waiting to be made.

Extra Information:

Council Rates / \$1,952.75 p/a

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewer Supply Charge / \$113.68 p/qtr

ESL / \$106.75 p/a

Independent Rental Appraisal / \$480-\$495 p/w

Build Year / 1985

Land Size / 890 m²

Council / City of Mount Gambier

Zoning / Suburban Neighbourhood

Disclaimer:

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http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice

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