

9 Cambridge Court, Mount Gambier, SA, 5290

House For Sale

Wednesday, 13 November 2024



9 Cambridge Court, Mount Gambier, SA, 5290

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Sara McManus

TWO HOUSES IN ONE!

Discover the perfect blend of comfort and versatility in this beautifully presented brick veneer home at 9 Cambridge Court, a quiet cul-de-sac on the North Western edge of Mount Gambier. With 3-4 bedrooms, this property offers flexibility for families, couples, or investors alike.

The master suite features a walk-in robe and private ensuite, while the main bathroom is thoughtfully designed with a powder room, separate toilet, and a separate bath and shower. A smaller fourth bedroom offers the option of a dedicated study or nursery, providing additional space to suit your lifestyle.

The heart of the home is a spacious open-plan kitchen, dining, and living area, where warm Tasmanian Oak cabinetry adds charm and character. Modern conveniences include new benchtops, Smeg dishwasher, gas cooktop & electric oven and pantry cupboard, making meal prep a breeze. For entertainment, the living area boasts a forward projector and screen ideal for movie nights with family and friends. Built-in desks in the living area create a study nook, perfect for keeping an eye on the kids as they tackle their homework.

Step outside to a charming pergola area that separates the main home from a delightful stone cottage. This cottage has previously been used to house extended family, as an Airbnb and a long-term rental, making it a fantastic opportunity for passive income or guest accommodation. Fully self-contained, the cottage includes two bedrooms, a bathroom, a living room, a kitchen, and a laundry, and it can be sold fully furnished for a turnkey investment.

For outdoor enjoyment, the property features a stunning electric heated inground pool, surrounded by low maintenance eco pool decking ideal for family swims or laps on sunny days. The undercover area beside the cottage is a perfect spot to relax while keeping an eye on swimmers or hosting poolside gatherings. For ultimate relaxation, a luxurious hot tub awaits, providing the ideal place to unwind with some cheese and wine, soaking in the peaceful ambiance.

Storage and parking needs are covered with a double garage under the main roof of the house with r/c roller door and internal access plus a high-clearance carport, providing ample space for vehicles and other essentials. A double garage sized shed containing mezzanine storage makes for an ideal workshop and also provides ample space for a table tennis table or games room.

Power bills are kept to a minimum through a 5kW solar system plus 10.3kW battery, as well as full insulation. The gardens are well established and contain fruit trees as well as an enclosed rear gated area ideal for a dog.

This home offers a unique lifestyle with space, flexibility, and income potential all within a tranquil and family-friendly location. Don't miss the opportunity to make this versatile property your own.

Extra Information:

Council Rates / \$2,121.10 p/a

Emergency Services Levy / \$117.15 p/a

Independent Rental Appraisal / \$650.00 - \$700.00 per week

Build Year / 2000

Land Size / 1076m²

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

http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.