

# 9 Henty St, Mount Gambier, SA, 5290



## House For Sale

Wednesday, 18 December 2024

9 Henty St, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Gail Richards

0409268199

## CUTE AS A BUTTON

Privately set behind lush hedges, this charming stone home combines timeless character with thoughtful updates, offering an inviting retreat in a central and convenient location.

From the moment you enter, you'll be drawn in by the warmth and personality of this delightful residence. The home features three generously sized bedrooms, each equipped with built-in robes for added storage. The cosy lounge is the perfect place to relax, enhanced by the ambiance of a gas log fire. The kitchen and dining area, beautifully updated, includes modern conveniences like a double oven with a stylish overhead mantle, a breakfast bar for casual meals, and ample space for hosting family and friends. The bathroom exudes a touch of character with its clawfoot bath, shower, vanity, and toilet all thoughtfully laid out.

Outdoor living is a highlight, with a substantial undercover entertaining area stretching along the back of the home. This space is ideal for barbecues, outdoor dining, or simply enjoying the peaceful, flat backyard. Whether you're an enthusiast or need extra storage, the triple-length stone garage and workshop will exceed expectations, complete with a remote-control roller door and covered access to the house.

Practical features abound, including a garden shed for additional storage, a neatly concreted driveway, new window awnings to enhance both style and functionality, reverse-cycle split system air conditioning for year-round comfort, and a 2 kW solar system to help reduce energy costs.

Offered fully furnished, this property is the perfect combination of character, charm, and convenience and is ready to simply move into and enjoy!

### Extra Information:

Council Rates / \$1,625.41 p/a

SA Water Supply Charge / \$78.60 p/qtr

Sewerage Charge / \$86.95 p/qtr

Emergency Services Levy / \$86.45 p/a

Independent Rental Appraisal / \$420 - \$440 per week

Land Size / Approx. 662 m<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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