

# 1 Dundee Street, Mount Gambier, SA 5290



## Sold House

Thursday, 21 December 2023

1 Dundee Street, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 726 m2**

**Type: House**



Bianca Taylor

## Contact agent

Nestled in a quiet cul-de-sac, 1 Dundee Street offers a charming stone home with a neatly presented exterior and low maintenance grounds. Step inside to a warm welcome, as a few steps lead you to the undercover entrance and into a spacious and inviting lounge room. This room features reverse-cycle air conditioning and a gas heater, ensuring year-round comfort. The lounge room flows seamlessly into the central point of the home - the updated kitchen. A combination of dark feature cabinetry and white cabinetry with modern benchtops gives this space a contemporary feel. A dedicated pantry provides ample storage for all your kitchen essentials. Updated stainless steel appliances, including a dishwasher, gas cooktop, and electric oven, make meal preparation a breeze. A hallway with a built-in linen cupboard leads you to each of the three bedrooms. The master bedroom boasts a built-in robe and a ceiling fan for added comfort. Bedroom 2 also provides a built-in robe, ensuring plenty of storage space whilst bedroom 3 offers a ceiling fan. The conveniently located and updated bathroom features a shower over the bath and a vanity. Moving back through the kitchen towards the rear of the home, you'll find the updated toilet and laundry tucked along the side of the home. The laundry features a built-in bench and storage cupboards, creating a functional and organised space. A standout feature of this property is the generously sized dining/family room which is located at the rear of the home. With its modern colour scheme and hybrid flooring, this room is a great space to relax and enjoy quality time with family and friends. A slow-combustion heater keeps this space cosy during the winter months, and heat shifters to each bedroom ensure all areas of the home remain comfortable. For outdoor entertaining, a glass sliding door provides direct access from the dining/family room to the outdoor deck, enabling easy hosting and relaxation. The fully enclosed and low-maintenance rear yard is complemented by barked garden beds. Access to the rear yard is made easy with gates at the front of the property, allowing vehicles to park securely. Conveniently, a stone garage provides undercover storage for a vehicle, equipped with a roller door, power, and lighting. This space also features a pit, adding to its versatility and functionality. Don't miss the opportunity to make 1 Dundee Street your new home. For more information or to arrange an inspection, please contact Bianca Taylor on 0407 613 346. Embrace comfort and convenience at 1 Dundee Street, Mount Gambier. Additional Information: Land Size: Approx 726m<sup>2</sup> Building Size: Approx 102m<sup>2</sup> Council Rates: Approx TBC Emergency Services Levy: Approx \$93.50 per annum Water / Sewerage Rates: Approx \$154 per quarter Age of Building: Approx 1950 Rental Appraisal: \$390 - \$410 Per Week