

1 Hakea Street, Mount Gambier, SA 5290

House For Sale

Tuesday, 21 November 2023



1 Hakea Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 701 m2

Type: House



Gail Richards

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\$419,000 - \$449,000

Renovated 3 bedroom solid brick and tile home with an emphasis on space. Located on the North-west side of town with the convenience of being just a short walk to North Gambier Primary School and a short drive to the CBD. Stepping into the home you are greeted with an exceptionally wide hallway which creates a sense of space and an inviting atmosphere. Modern timber vinyl planks run seamlessly through the high traffic areas of the home which compliments the neutral tones of the paintwork throughout. Boasting 3 spacious bedrooms, all with built-in robes, the main bedroom enjoys the luxury of ensuite. A dedicated office space with built in desk is generous in size and becomes the perfect spot for those needing to work from home or the perfect study space or TV room. The large L shaped lounge room is family friendly and is heated and cooled by the slow combustion wood fire and reverse cycle split system. Experience the best of both worlds – a warm cozy ambience for the cooler nights and efficient climate control throughout from the air conditioner. No matter what season, comfort is at your fingertips! A stunning large barn door also separates the living from the hallway and entrance providing a striking focal point. Crisp, clean and practical the new kitchen will be sure to impress. Immaculate and modern in design and functionality with the seamless integration of modern appliances including dishwasher, gas cooktop and electric under bench oven, the classic aesthetic creates a space where cooking is both a pleasure and art. The kitchen sits centrally between the L shaped living area and beautiful dining space where the crisp white cabinetry continues to flow creating further storage cupboards, built-in bench used as a dedicated coffee space plus wine storage. Cleverly designed and a space to enjoy. The main bathroom and ensuite, although still in original condition, create a blank canvas for future upgrades to your own taste and liking. The laundry is also large and is equipped with large storage bench and cabinetry. The concrete driveway leads to a double garage that features internal access to the home. Entertaining is something this property also provides, with an undercover pergola overlooking the terraced and established back yard with an abundance of fruit trees including apricot, locat, kiwi fruit, pear, plum, apple, nectarine, peach, mandarin, banana & lemon. The retaining wall at the rear separates the two lawn spaces allowing a dedicated play area for kids and pets. Most of the hard work has been done including paints, window treatments, flooring, lighting and additional storage added to the hallway. Every detail has been planned thoroughly to create a home that resonates warmth, modern appeal and functionality. An inspection will impress.

Extra Information: Council Rates / \$1,513.82 p/a
SA Water Supply Charge / \$74.20 p/qtr
SA Water Sewer Supply Charge / \$79.50 p/qtr
Emergency Services Levy / \$90.50 p/a
Independent Rental Appraisal / \$420-\$440 p/wk
Build Year / 1975
Land Size / 701m²
Council / City of Mount Gambier
Zoning / Suburban Neighbourhood

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