

# 1 Jennifer Street, Mount Gambier, SA 5290



## Sold House

Thursday, 9 May 2024

1 Jennifer Street, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 810 m2**

**Type: House**



Sara McManus

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## Contact agent

Step into the realm of comfort and charm with our inviting family home, where every corner whispers stories of warmth and togetherness. Nestled in a tranquil neighborhood, this solid brick sanctuary promises a lifestyle of ease and joy. As you step through the threshold, prepare to be pleasantly surprised by the spaciousness and character that greet you. With three cozy bedrooms, including two adorned with built-in robes, there's ample space for the whole family to unwind and rejuvenate. Entertainment takes center stage in our sunken lounge, where evenings are spent in laughter and relaxation. Adjacent, the separate dining area sets the scene for memorable gatherings and delicious feasts, creating cherished moments with loved ones. Alternatively you could conveniently use this area as an office space. A haven for the hobbyist and handyman alike, our double garage under main roof comes complete with extra workshop space, making tinkering and crafting a breeze. Plus, with rear yard access and internal entry, convenience meets functionality seamlessly. Step outside to discover your very own private oasis, where an attractive pergola invites you to bask in the serenity of the outdoors. Whether you're hosting alfresco dinners or simply unwinding with a good book, this tranquil space is yours to enjoy. Experience year-round comfort with split system air conditioning and cozy wood fire heating, ensuring that every season feels just right. And with a spacious kitchen boasting modern amenities including a dishwasher, new electric cooktop, wall oven and pantry cupboard, culinary adventures are a delight. But this isn't just a house; it's a place to call home. A sanctuary where cherished memories are made and dreams are realized. Welcome to a life of comfort, convenience, and endless possibilities. Welcome to your new family haven.

Extra Information: Council Rates / \$1588.00 p/a SA Water rates Supply charge / \$74.20 p/q SA Water rates Sewer charge / \$87.19 p/q Emergency Services Levy / \$95.35 p/a Independent Rental Appraisal / \$450-\$460 p/w Build Year / 1989 Land Size / 810m<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 [http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](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.