

10 Derwent Court, Mount Gambier, SA 5290

House For Sale

Thursday, 16 May 2024



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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 785 m2

Type: House



Sara McManus

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\$485,000 - \$495,000

This home is perfect for families, situated conveniently close to shops, schools, kindergartens, sports facilities, and playgrounds. As you enter, you're greeted by a welcoming atmosphere leading to a formal lounge equipped with a gas wall furnace and ceiling fan. The central kitchen, overlooking a spacious backyard, boasts modern amenities including a dishwasher, electric cooking, double sink, walk-in pantry and plumbing for fridge water supply. A second large living area, complete with a wood fire and split system air conditioning, serves as an excellent space for entertaining and features a built-in bar. The home comprises three bedrooms, with the master bedroom offering an ensuite and walk-in robe for added convenience. All bedrooms are equipped with security roller shutters, ceiling fans and there are new built-in robes in bedrooms 2 & 3. The main bathroom provides a separate bath, shower, and vanity, catering to the family's needs. Additionally, there's a generously sized laundry with ample built-in cupboards. Outside, a spacious pergola/deck area overlooks the expansive backyard, perfect for outdoor gatherings. The property also includes a generous single drive through garage under the main roof, complete with an electric roller door and internal access. There's even convenient access to a single carport at the rear of the property from the garage. With additional concrete floored garden sheds and separate woodshed this home offers both comfort and practicality for a family lifestyle. Extra Information: Independent Rental Appraisal / \$440-\$460 p/w Build Year / 1980 Land Size / 785m² 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.