

10 Sherbrook Close, Mount Gambier, SA 5290

House For Sale

Friday, 3 May 2024

10 Sherbrook Close, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 363 m²

Type: House



Bianca Taylor

\$385,000 - \$405,000

**** Due to strong interest & a number of offers being negotiated, we now ask for all Highest, Best & Final Offers to be presented by 4pm Wednesday 8th May 2024 ****Nestled amidst the serene surroundings of parklands, playgrounds, and essential amenities, a delightful abode awaits its new owner. This neat brick & tile 3-bedroom home, boasting updated carpet and window furnishings, stands as a beacon of comfort and convenience for those seeking a low maintenance lifestyle within an affordable price range. Upon entering, one is immediately struck by the natural light, spaciousness and warmth exuded by the interiors. The master bedroom, adorned with a walk-in robe and offering direct access to the 2-way bathroom, epitomizes direct luxury and functionality. With its walk-in shower, inviting bath, and vanity, the bathroom is an ideal relaxation hub and the perfect spot for rejuvenation. Plus, the separate toilet ensures privacy and convenience for all occupants. The heart of the home lies in its spacious open-plan area, where family gatherings and entertaining seamlessly blend. The generous kitchen, complete with electric cooking, dishwasher & a walk-in pantry, is a culinary enthusiast's dream, offering ample space for creativity to flourish. Bathed in natural light, this area becomes the perfect space for daily life. Step outside, where you'll enjoy outdoor entertaining within the undercover pergola and a small yet inviting yard. And with low-maintenance features, such as brick construction and minimal yard upkeep, the burdens of homeownership are alleviated, allowing for more time to enjoy the things that truly matter. For added convenience, a single garage under the main roof provides secure parking and internal access, ensuring ease of entry and exit regardless of the weather. Whether you're an investor seeking a lucrative opportunity, a first-time homebuyer embarking on a new chapter, or a downsizer looking for a haven of comfort, this home caters to all aspirations and lifestyles. Additional Information: Land Size: Approx 363m² Building Size: Approx 119m² Council Rates: Approx \$373 per quarter Emergency Services Levy: Approx \$99 per annum Water / Sewerage Rates: Approx \$134.78 per quarter Age of Building: Approx 1997 Rental Appraisal: \$370 - \$390 Per Week