

13 Aramanta Drive, Mount Gambier, SA 5290

House For Sale

Wednesday, 27 March 2024



13 Aramanta Drive, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 851 m2

Type: House



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\$669,000 - \$699,000

Located in the highly sought Aramanta estate this exquisitely presented and spaciouly designed modern masterpiece delivers the perfect blend of style, comfort and luxury living. Positioned on a generous 851m² easy care allotment and combined with the modern facade of mixed materials in render and brick you are going to immediately fall in love with this modern oasis. Entering the home you are greeted with beautiful glossy tiles that run seamlessly through the main entrance foyer offering a glimpse of modern elegance which is perfectly contrasted by the plush comfort of carpet. This stunning property boasts a intercom system offering a perfect blend of modern convenience and security. Imagine the peace of mind of knowing exactly who's at your door before you open it. The formal lounge is positioned at the front of the home offering a private parents retreat and is directly opposite the large main bedroom which is complete with walk in robe, a larger than normal ensuite and a separate toilet. The vibrant open plan living area is the hub of the home and is a space you will fall in love with. The stunning sleek kitchen comprises of gas cooking, dishwasher, plenty of cupboard and bench space plus walk in pantry and overlooks the large living room and dining space. A passage way from the living room seamlessly connects the remaining 2 bedrooms (one with built in robes & desk), the laundry with loads of bench space and the three way bathroom with separate powder room. When it comes to heating and cooling, indulge in all year comfort with an air conditioning unit in the open plan living area and ducted gas heating throughout. A sliding door from the dining space connects you to an undercover alfresco area with feature pull down blinds for effortless entertaining. The expansive double garage under the main roof with internal access offers ample space for vehicles and storage. A cleverly designed cloakroom entry from the garage to the inside of the home has an abundance of storage solutions keeping your home organised and clutter-free. This exceptional property extends beyond the main residence. Surrounded by meticulously maintained gardens, embrace your inner handyman or cultivate a thriving garden with the additional Colorbond shed, equipped with concrete flooring and power. The environmentally conscious features don't go unnoticed. A generous rainwater tank is also plumbed to the home ensuring a sustainable water source. A dedicated veggie garden houses peach and cherry trees plus offers the blank canvas to extend your desired plantation. An additional feature to the yard is the automatic sprinkler system that will help keep your landscaping lush and vibrant effortlessly. Location is the key - conveniently located within close distance of both St Martins Lutheran College, McDonald Park Primary School and the Marketplace Shopping Centre this home ticks all the boxes when it comes to location, luxury and functional living. Every detail has been considered to create a haven for comfort and style without having to compromise on privacy and quality. A home worth inspecting and the gateway to your new lifestyle. Extra Information: Council Rates / \$1963.78 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$132.53 p/qtr Independent Rental Appraisal / \$520-\$550 p/wk Build Year / 2009 Land Size / 851 m² 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.