

**13 Sutton Avenue, Mount Gambier, SA 5290**



**House For Sale**

Friday, 27 October 2023

13 Sutton Avenue, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 910 m2**

**Type: House**



Al Lamond



Ben Ransom  
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**\$349,000-\$369,000**

Nestled on the serene Sutton Avenue, just a stone's throw away from the bustling Central Business District of Mount Gambier, this delightful 3-bedroom home is a rare gem that effortlessly combines the tranquility of suburbia with the convenience of urban living. Boasting a recently renovated bathroom and a host of other appealing features, this property is a must-see for anyone seeking a comfortable and well-located family home. Step outside to the expansive backyard, where a covered patio area provides the perfect setting for outdoor dining, barbecues, or simply enjoying the fresh Mount Gambier air. The large yard is a canvas for your gardening dreams and offers plenty of room for kids to play or pets to roam. Extras include:

- Sparkling new bathroom with shower and separate bath
- Beautifully maintained and low maintenance private gardens
- Garage UMR and adjoining carport for off street parking and easy entry to the property

In conjunction with Maxine Tuffnell from Gambier Real Estate. Contact Al Lamond today to arrange your inspection of this well maintained property. Extra Information: Council Rates / \$1,481.09 p/a Emergency Services Levy / \$65.95 p/a Rental Appraisal / \$370-\$385 p/wk Land Size / 910m<sup>2</sup> Council / City of Mount Gambier Zoning / Suburban Neighbourhood

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