

# 14 Kaleo Court, Mount Gambier, SA 5290



## House For Sale

Tuesday, 21 November 2023

14 Kaleo Court, Mount Gambier, SA 5290

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 687 m2

**Type:** House



Bianca Taylor

**\$589,000 - \$619,000**

Nestled at the end of a quiet cul-de-sac, 14 Kaleo Court offers a wonderful opportunity to enjoy comfortable and convenient living in Mount Gambier. This rendered home with a Colorbond roof exudes charm and boasts features that are sure to impress. With a double garage under the main roof, a neat paved driveway, and a low maintenance front garden, this property offers a welcoming and attractive exterior. As you step inside, you'll be greeted by a spacious and wide foyer that opens up to the formal living room. This generously sized room features plush carpeting and a beautiful bay window, infusing the space with natural light and creating a cosy atmosphere. Just opposite the living room is the master bedroom, which includes an ensuite and walk-in robe. With a ceiling fan, and a well-appointed ensuite comprising a shower, vanity, and toilet, the master bedroom provides a peaceful retreat. Moving through the home, you'll find bedroom 2, which also offers carpeting, a ceiling fan, a TV point, and a built-in robe. The heart of the home lies towards the rear, where a large open plan kitchen/dining/family area awaits. This versatile space allows for plenty of room to relax, entertain, and create lasting memories with loved ones. The functional kitchen features a double sink, corner pantry, gas cooktop with an electric oven, and an island bench. With a ceiling fan and reverse-cycle air-conditioning, this area will always be comfortable, no matter the weather. Conveniently tucked away to the side of the kitchen/dining/family area is the laundry, which offers built-in cupboards, bench space, a trough, and a sliding door that leads to a side paved area. Moving down the hallway at the rear of the home, you'll find the remaining 2 bedrooms and the bathroom. Bedroom 3 features a built-in robe and a ceiling fan, while bedroom 4 also offers a built-in robe. The three-way bathroom provides ample storage for linen, a dedicated vanity space with a skylight, and a bath as well as a walk-in shower. The toilet is conveniently located separately but nearby. Keeping you warm throughout the winter months is the ducted gas heating system, ensuring a cosy and comfortable ambiance throughout the home. Stepping outside, you'll discover an expansive and impressive L-shaped pergola, offering the ultimate entertaining space. With two sliding doors that open up to the outdoor area, this space seamlessly blends indoor and outdoor living. Patio blinds and lighting complete the area, making it usable and enjoyable year-round. The minimalistic rear yard requires very little maintenance while still providing a garden shed and clothesline for your convenience. Don't miss this great opportunity to secure your perfect family home. For more information or to arrange a viewing, contact Bianca Taylor on 0407 613 346. Discover the joy of living in a well-designed and functional home in a peaceful cul-de-sac. Additional Information: Land Size: Approx 687m<sup>2</sup> Building Size: Approx 180m<sup>2</sup> Council Rates: Approx \$452 per quarter Emergency Services Levy: TBC Water / Sewerage Rates: Approx \$150 per quarter Age of Building: Approx 2006 Rental Appraisal: \$480 - \$500 per week