

14 Shepherdson Road, Mount Gambier, SA 5290



Sold House

Wednesday, 22 May 2024

14 Shepherdson Road, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 5

Area: 887 m2

Type: House



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Meticulously renovated 1950's built, two bedroom stone home located within close proximity to Reidy Park Primary School and Tenison Woods College. Inside offers 2 BIG bedrooms both with quality built in robes, stylish bathroom with shower, bath, toilet and vanity, wood heated lounge room with polished floor boards, lovely kitchen /dining with induction cook top, dishwasher, electric oven, breakfast bar & feature pendant lighting. A second living area with BI fold doors opens onto an elevated pergola with Jarrah timber flooring combining indoor and outdoor living. The pergola is positioned to take in the north facing aspect and overlooks the securely fenced rear yard. A huge array of undercover parking includes: • 8m x 6m colorbond shed with 2.7m clearance and 5m wide roller door with cement floor. • Adjoining 5m x 6m carport with cement floor • Original single stone garage with lock up storage area, cement floor & power connected. The home also offers a huge list of extras: • Polished floor boards throughout the hallway, kitchen/dining and lounge rooms. • Lovely kitchen with loads of storage space, corner pantry & quality cabinetry. • Sliding door from the dining area also opening onto the outdoor entertaining area. • Beautiful lounge warmed with s/c wood heater, framed by stacker stone and feature mantle making an attractive focal point. • R/c split system air conditioning. • All aluminium low maintenance windows • Tiled second living area. • European style laundry space with built in cabinetry. • Second toilet • 887m² allotment • An appealing neutral colour palette. All the hard work has been done – this one is ready to move in and enjoy! Extra Information: Council Rates / \$1,446.81 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Emergency Services Levy / \$86.25 p/a Independent Rental Appraisal / \$400-\$420 p/wk Build Year / 1953 Land Size / 887m² 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.