

**15 Noojee Street, Mount Gambier, SA 5290**



**House For Sale**

Wednesday, 7 February 2024

15 Noojee Street, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 416 m2**

**Type: House**



Alistair Coonan

0422156363

**\$569,000 - \$589,000**

Positioned on a tidy and low maintenance allotment only a short distance from the CBD of Mount Gambier, 15 Noojee Street offers a near new build with modern style and convenience in a desirable location. Whether you're downsizing, just getting into the market or looking for a very neat investment, this property ticks the boxes. Constructed in 2022, its stylish façade welcomes you into a light and inviting space, with neutral and modern palate throughout. At the front of the home the spacious master bedroom features double roller blinds and takes in the morning sun, and includes walk in wardrobe and ensuite with a large shower space. Two bedrooms at the rear of the home both include built in wardrobes and take in loads of natural light in the afternoon, with the 4th bedroom adjacent the master at the front an ideal spot for the nursery or home office, and also includes built in wardrobes. All bedrooms are carpeted, with ducted reverse cycle air conditioning creating a comfortable home all year round. Matching the same style as the ensuite, the master bedroom includes a bathtub, walk in shower and vanity, with the convenience of a separate toilet. Wet areas also include laundry with direct access outside, washtub and linen storage. The kitchen includes electric cooktop and oven, dishwasher and pantry space, overlooking a dining and living area benefiting from low maintenance vinyl plank flooring. The 2nd living area can be separated with cavity sliding doors, or the space could be used for a more formal dining option. Off the main living, the alfresco outside takes in afternoon sun overlooking the surprisingly elevated and low maintenance rear yard. Avoid the stress of building and take advantage of a near new home being offered today - contact Alistair to arrange your viewing and don't miss out! RLA - 291953 Additional Property Information: Approx Property Age: 2022 Land Size: 416sqm Build Size: 194sqm Council Rates: approx \$430 per quarter Rental Appraisal: A rental appraisal has been conducted at approximately \$520 - \$550 per week