

# 15 Sunset Drive, Mount Gambier, SA 5290

## House For Sale

Thursday, 13 June 2024

15 Sunset Drive, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 657 m2

Type: House



Bianca Taylor

**\$429,000 - \$449,000**

Welcome to 15 Sunset Drive, Mount Gambier – A home full of comfort and convenience. This charming brick and tile home boasts an array of features that cater to both practicality and all your needs! As you approach, the quiet aura of the area envelops you, with neighbouring established family homes providing a sense of community and security. The facade of this residence hints at the warmth within, where natural light floods through its windows, illuminating every corner of its well-designed interior. A spacious carpeted formal living area, complete with reverse cycle heating and cooling is a perfect retreat for intimate gatherings or quiet evenings. Beyond lies an open-plan expanse adorned with floating timber flooring, offering versatility for both work and play. Here, a study nook beckons productivity, while a slow combustion wood heater provides a cozy ambiance, transforming the space into a second living area if desired along with a spacious dining area. The center of the home, the kitchen, offers the convenience of a breakfast bench, electric cooking facilities, dishwasher, and ample pantry storage. Picture-perfect views of the backyard allow you to keep an eye on children at play while preparing meals—a seamless blend of functionality and family-centric design. Retreat to the master bedroom, where a floor-to-ceiling robe and direct access to the two-way bathroom offer convenience and privacy. The renovated bathroom exudes modern elements, featuring a bath, walk-in shower, vanity, and separate toilet—an oasis for relaxation and rejuvenation. Practicality meets organisation with a hallway boasting linen press storage and a second bedroom adorned with a floor-to-ceiling built-in robe. An updated laundry with generous storage and bench space further enhances the home's functionality & practicality. Outside, an expansive undercover deck for entertaining, adorned with roller blinds, a pizza oven, and a bar that overlooks the yard—a haven for alfresco dining and entertainment. The neat yard invites exploration, complete with a charming cubby house and a seated fire pit space—an idyllic setting for gatherings under the stars all year-round. Convenience is key, with a concrete driveway leading to a sizable Colourbond shed, with concrete floor, power, lighting, roller door, PA door to the yard - ample storage space and potential for various hobbies or projects. Proximity to park areas, the Blue Lake Sports Park, local shops, schools, and more ensures that every necessity and leisure activity is within reach. Additional Information: Land Size: Approx 657m<sup>2</sup> Building Size: Approx 121m<sup>2</sup> Council Rates: Approx \$371 per quarter Emergency Services Levy: Approx \$105 per annum Water / Sewerage Rates: Approx \$154 per quarter Age of Building: Approx 1992 Rental Appraisal: \$460 - \$480 Per Week