

19 Maxwell Street, Mount Gambier, SA 5290

House For Sale

Thursday, 13 June 2024



19 Maxwell Street, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 895 m2

Type: House



Ben Ransom

0400870362

\$595,000-\$625,000

Situated in a convenient and quiet area amongst other quality homes on a beautiful tree lined street with a beautiful recreation reserve only meters away. Looks can be deceiving, this home is more spacious than you might think. With a clever and functional design layout this home adapts for any demographic or family dynamic whatever the stage of life, starting out, upsizing with a growing family, downsizing or investing this home is versatile enough to accommodate. The master bedroom complete with twin sided walk-in wardrobe and ensuite bathroom that has a large shower, along with the fourth bedroom that could also double as a work from home space are both situated at the front of the home that look out to the street. The central hub of the home is a sprawling part tiled and part carpeted open concept living. The generous kitchen offers breakfast bar separation to the dining & lounge space whilst offers a view to the enclosed rear yard and the alfresco outdoor living. The kitchen is outfitted with stainless steel appliances that include gas cooktop, electric under bench oven & dishwasher. Offering plenty of cupboard and bench space plus pantry storage. Spill the living into a large family room complete with built in bar positioned at the rear of the home, this space can be easily closed off to create a home cinema or recreational room or leave doors open to maximise the living inclusivity. With four bedrooms each with built in robes and desks, two bathrooms, two occasional living areas to set up and use how you please, warmed with gas central ducted heating plus reverse cycle split system air conditioning positioned in the family room and two car garage under main roof with internal access to the home with additional third toilet and oodles of built in storage. This home is located on the western side of town, with a primary school, within a 1 minute walk, TAFE, UNI SA, Community Kids Childcare and Montebello shops within a short distance, as well as the Western Tavern, Collins Court shops that include delicatessen, laundrette, popular butcher and discount chemist. This home is priced well in comparison to other family sized homes, and we believe it will be in high demand. Extra Information: Council Rates / \$452 p/qtr SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$90.68 p/qtr Estimated Rental Appraisal / \$550-\$580p/w Emergency Services Levy / \$109.25 Build Year / 2005 Land Size / 895 m² 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.