

2 Comaum Avenue, Mount Gambier, SA 5290

House For Sale

Thursday, 13 June 2024



2 Comaum Avenue, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 893 m2

Type: House



Gail Richards

0409268199

\$429,000 - \$469,000

Positioned in a much sought after area close to McDonald Park Primary School is this delightful brick & tile family home perfect for the growing family. The spacious layout is designed to accommodate the ever-evolving needs of a growing family. Offering four generously sized bedrooms, each with built-in robes, and two tastefully upgraded bathrooms ensure comfort and functionality intertwine effortlessly within these walls. The beautifully renovated kitchen /dining area includes large freestanding double oven with gas cook top and dishwasher while the dining space has built in storage cupboards and is warmed by a s/c wood heating with heat shifters to the bedrooms. A bright lounge positioned at the front of the home has r/c air conditioning and practical floating flooring which flows through to a small second living space and fourth bedroom which both rooms include loads of built in storage. Step outside the sliding doors and embrace the undercover pergola area. Entertaining is elevated to new heights with the enclosed solar heated, inground pool, family fun doesn't get any better! A single car garage ensures secure parking with internal access, complemented by an additional single carport and second driveway offering plenty of parking options. The roller shutters add a layer of security and peace of mind, while the low-maintenance secure rear yard is neat and tidy and the perfect space for outdoor play for the children and pets. A home that offers plenty of versatility for the growing and busy family and provides the perfect retreat for guests or perhaps a home office options for those who work remotely. Extra

Information: Council Rates / \$1,552.12 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$82.54 p/qtr Emergency Services Levy / \$92.90 p/a Independent Rental Appraisal / \$520.00 - \$550.00 p/wk Build Year / 1985 Land Size / 893 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

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