

# 2 John Powell Drive, Mount Gambier, SA 5290



## House For Sale

Monday, 6 November 2023

2 John Powell Drive, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 768 m2**

**Type: House**



Gail Richards

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## \$469,000-\$499,000

This well-maintained and low maintenance family home is a perfect fit for first-time homebuyers, young families, downsizers or investors seeking to expand their property portfolio. Modern and well presented, the home is situated on a generous 768m<sup>2</sup> allotment, exuding a welcoming atmosphere from the moment you step inside. From the elegant window treatments to the contemporary and neutral paintwork, it's clear that you're stepping into a place you can call home. A dedicated front entry passage boasts light timber look flooring that seamlessly extends throughout the home. The heart of the house revolves around the open-concept kitchen, meals, and living area, complete with a split-system reverse cycle air conditioner and ceiling fan for year-round comfort. The kitchen features a new Bosch dishwasher, plumbed water for fridge, electric cooking, a dedicated pantry cupboard, and stylish pendant lights over the breakfast bar, while the living area opens up to a cozy outdoor entertainment space via glass sliding door. Another living area off the main hallway offers versatility in terms of its functionality - it could serve as a children's playroom, a home office, or a traditional TV room. The master bedroom suite includes a walk-in robe, ceiling fan, and an ensuite with an oversized shower, vanity, and toilet. Bedrooms 2, 3, and 4 are equipped with built-in wardrobes, ceiling fans, and soft window furnishings, making them bright and inviting. The main bathroom features a shower, bath, and vanity, while the toilet is conveniently separate, and the laundry provides outdoor access and a laundry tub. A concrete driveway leads to the double garage with an automatic door and internal access to the house. This property sits on a low maintenance block, securely fenced with side gates on both sides of the house, providing access to the rear yard. The welcome addition of a new single colorbond garage with roller door and concrete floor provides extra secure parking or can double as the perfect workshop space or spot to store all the fishing can camping gear! Additional features such as NBN connectivity, a wall of pantry or linen storage, a gas instant hot water system, a water softener and a new 7.7kW solar system round out the list of welcome extras. Currently tenanted until February 2024, don't miss this exciting opportunity to secure your first or next home and move in at the end of the lease, or add an ideal investment property to your portfolio. Extra Information: Council Rates / \$1609.56 p/a SA Water Rates / \$155.14 p/qtr Rental / Currently rented at \$480.00 p/w until 5/2/2024 Land Size / 768 m<sup>2</sup> 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](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.