

# 2 Oakland Court, Mount Gambier, SA 5290

## House For Sale

Thursday, 30 May 2024



2 Oakland Court, Mount Gambier, SA 5290

**Bedrooms:** 3

**Bathrooms:** 2

**Parkings:** 4

**Area:** 840 m2

**Type:** House



Gail Richards

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**\$579,000-\$619,000**

Welcome to 2 Oakland Court, an immaculately maintained 3-bedroom family home perfect for effortless family living. This property boasts a timeless facade, and neutral decor plus lots of added extras. As you enter inside the home the cathedral timber ceilings create a feeling of space, warmth and welcoming atmosphere. The large open lounge is warmed by efficient s/c wood fire adding to the homely and inviting feel. The 2-Pak Kitchen is large and practical with ample bench space, breakfast bar, electric cooktop, double wall oven and dishwasher. The polished concrete floor is practical for a busy family and flows through into the family and dining space with r/c split system ensuring a comfortable temperature all year round. A large main bedroom offers generous proportions, walk-in robe, and a private ensuite bathroom with shower, vanity and toilet. 2 additional bedrooms both feature an abundance of storage and cupboard space plus a dedicated office or nursery, which is ideal for those working from home or teenagers wanting a quiet study space. The main bathroom features shower over a large corner spa bath with a dedicated laundry and separate toilet completing the home. A double car garage with remote access and offers direct internal access to the home and an added extra toilet. With the property situated on a corner allotment, the rear yard provides vehicle access to a huge high-clearance carport, which doubles as an outdoor entertaining area with zip track blinds and is surrounded by a very easy care and low maintenance back yard, with additional lock up garden shed, dedicated veggie garden space and secure fencing for children and pets. Surrounded by established gardens plus solar panels and pop up sprinkler system, this warm and inviting family home is a must-see for anyone seeking a stylish, practical and functional family living. Contact us today to arrange your inspection and discover all this exceptional home has to offer.

Extra Information: Council Rates / \$1,695.70 p/a  
SA Water Supply Charge / \$74.20 p/qtr  
SA Water Sewer Supply Charge / \$99.98 p/qtr  
Emergency Services Levy / \$102.00 p/a  
Build Year / 1994  
Land Size / 840 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.