

# 20 Dolomite Drive, Mount Gambier, SA 5290



## House For Sale

Friday, 3 May 2024

20 Dolomite Drive, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1085 m2**

**Type: House**



Bianca Taylor

**\$689,000 - \$719,000**

Nestled in the picturesque landscapes of Mount Gambier, 20 Dolomite Drive provides a gorgeous outlook over a reserve & stands as a testament to elevated family living in a highly sought-after location. This residence embodies contemporary living with its modern fixtures and fittings, offering a north facing serene retreat for those seeking both style and comfort. Upon stepping into this abode, one is immediately greeted by a sense of spaciousness and warmth. The open-plan layout seamlessly merges with a formal living area, providing ample space for family gatherings or quiet relaxation at any given moment. Equipped with a reverse cycle unit, comfort is assured year-round, whether it's the chill of winter or the warmth of summer. The heart of the home, the kitchen, is a home chef's dream. Boasting a large breakfast bench, gas cooking, dishwasher and an abundant storage space, it invites creativity and convenience into everyday cooking experiences. The neutral palette throughout ensures a timeless appeal, allowing one to personalise the space effortlessly. Entertainment knows no bounds with the expansive undercover deck area. Complete with downlights, a roller blind, and a wood fire heater, it sets the stage for unforgettable gatherings under the open sky, regardless of the season. Meanwhile, the neatly manicured grassed rear yard space and concrete basketball area offer opportunities for outdoor recreation and relaxation for all the family & friends. Comfort extends to the sleeping quarters, with all bedrooms generously sized and featuring built-in robes and ceiling fans. The master bedroom is a sanctuary unto itself, at the rear of the home boasting a spacious walk-in robe and a luxurious ensuite, promising tranquility and indulgence at day's end. Practicality meets convenience with ducted heating throughout the home, ensuring warmth and comfort during the cooler months. Additionally, a storage/linen room positioned closely to the laundry provides ample space for organisational needs, enhancing the functionality of the residence & convenience of a third toilet. For those in need of extra storage space, the double garage under the main roof provides ease of arriving home while the second concrete driveway leads to an additional 6m x 9m shed which offers ample room for vehicles, home gyms, workshop space, tools, or recreational equipment. Complete with a concrete floor, power, and lighting, this space serves as a versatile extension of the home, limited only by one's imagination. Environmentally conscious features such as large 22,500L rainwater tank connected to the home and a 6.6kw solar system further underscore the property's commitment to sustainability, offering both eco-friendly living and potential cost savings. Additional Information: Land Size: Approx 1085m<sup>2</sup> Building Size: Approx 206m<sup>2</sup> Council Rates: Approx \$505 per quarter Emergency Services Levy: Approx \$122.55 Water / Sewerage Rates: Approx \$213.70 per quarter Age of Building: Approx 2014 Rental Appraisal: \$570 - \$590 Per Week