

22 Mcarthur Street, Mount Gambier, SA 5290

House For Sale

Wednesday, 15 May 2024



22 Mcarthur Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 725 m2

Type: House



Tahlia Gabrielli



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\$285,000 - \$315,000

Ray White Mt Gambier is pleased to present 22 McArthur Street, Mount Gambier, for sale. The three-bedroom property is located close to North Primary School and Acacia Kindergarten. It is close to parks and playgrounds and just a short drive from central Mount Gambier. The home is accessed via a front garden with established grass, trees and hedging. A secure single entry, double carport sits to the right of the house, accessed via a concrete driveway and a gated entry. An elevated central entrance with brick steps, opens into a front-facing, carpeted lounge room with pendant lighting, large windows and a gas fireplace built into the original recess. Timber-look floors lead from the entry through to a central hallway. It accesses three bedrooms, a bathroom, a laundry and a kitchen/diner - directly behind the lounge room. The kitchen features solid cabinetry in a U-shaped design, with lots of storage - including a pantry. It has a single sink overlooking the yard, a central, free-standing electric oven and grill with a gas cooktop and an exhaust fan. A white splashback wraps around the cabinetry, while a skylight offers lots of natural light. The dining area overlooks the rear pergola via a large window with blind coverings and sheer curtains. A spacious front-facing main bedroom benefits from near-new carpets, reverse cycle air conditioning, a ceiling fan, and built-in robes. Large windows also feature blinds and curtain coverings. Bedrooms two and three are carpeted for comfort and benefit from large windows and built-in robes. The larger room overlooks the rear garden, while bedroom three sits adjacent to the main bedroom and opposite the family bathroom. This versatile room would also make a fantastic nursery or home office. The family bathroom offers original tiling, a mirrored medicine cabinet, a vanity with storage and a frosted glass window. It provides a glass frame shower with sliding doors and a separate bath. A large laundry sits adjacent to the bathroom and hallway linen press. It accesses the toilet for privacy and convenience and provides a wash basin and an exterior door leading directly onto the rear porch. Outside, a full-width paved patio/pergola with transparent roofing offers space for entertaining and alfresco dining. It looks onto a graded grass and paved garden with a bird aviary, lots of established plants, and hedging. The garden offers privacy from neighbouring properties and has lots of room for gardening and playing outdoors. The stone garage sits to the right of the patio, conveniently accessing the garden. This is an exciting listing for investors looking to purchase. The property sits near Montebello IGA, Mount Gambier TAFE and Uni SA. Proximity to childcare and schools make this a highly rentable home that would make an ideal first purchase for a young family. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this property and book a viewing. RLA 291953 Additional Property Information: Age/ Built: 1970 Land Size: approx. 725m² Council Rates: Approx. \$335 per quarter Rental Appraisal: A rental appraisal has been conducted for approximately \$320 to \$340 per week.