

**22 SHEPHERDSON ROAD, Mount Gambier, SA 5290**



## House For Sale

Saturday, 10 February 2024

22 SHEPHERDSON ROAD, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 788 m2**

**Type: House**



Kim Cawthorne



Marika Hart  
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**\$469,000 - \$499,000**

Please enquire for a private inspection via video call or a hosted one to one viewing Complete Real Estate is excited to offer this c.1950's Mount Gambier stone character home containing four bedrooms (or 3 and an additional living room) situated in the popular lakes area. Conveniently located and walking distance to the renowned Blue Lake, the beautiful rail lands precinct, and the sought after Tenison College and Reidy Park Schools zones.

- 4 Bedrooms - 2 with built-in robes and 2 with wall heaters
- Lovely entrance area leading to a large lounge with RC air conditioning
- Located off the lounge is the large family room or 4th bedroom
- A large updated kitchen with dishwasher and a large breakfast bar
- Separate dining space leading to the large decking area
- Large bathroom with a shower and bath with vanity. Separate toilet
- Secure parking with a carport and access to the double 7m x 5m approx. iron garage in rear yard
- Undercover raised deck area with pot belly and café blinds for all year round use
- Well established easy care yard with designated paved fire pit space

Council Rates: approx. \$1552.12 approx. per annum  
Emergency Services Levy: \$95 approx. per annum  
SA Water Supply: \$74.20 approx. per quarter  
SA Water Sewerage: \$98.81 approx. per quarter  
Speak with the Property Management team at Complete Real Estate about managing this property