

**23 Derwent Court, Mount Gambier, SA 5290**



**Sold House**

Saturday, 17 February 2024

23 Derwent Court, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



Alistair Coonan

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## Contact agent

Ray White Mt Gambier are pleased to present 23 Derwent Court, Mt Gambier for sale. Solidly positioned on an elevated allotment in a quiet cul-de-sac, 23 Derwent Court in Mount Gambier offers outstanding value for money as an updated family home, packed with features but at an affordable price point. Located close to the Conroe Heights Shopping Centre, laundromat, new childcare facility, nearby schools and public reserves, this could be the ideal property for the growing family to get into the property market. As you step into the broad entry passage you're immediately greeted by a warm and inviting home, with the adjoining main living space providing a comfortable but spacious area for the family to come together. A large slow combustion fire spreads warmth throughout the home via heat shifters whilst the reverse cycle air conditioner provides cooling when needed. The additional rumpus is the perfect kids playroom, with the brilliantly converted space adding a flexible living option to the home to suit the growing family. Alternatively, with its external access at the front of the property, it could be suitable for those working from home requiring a separately accessible space. Central to the home, the updated kitchen includes electric cooking, dishwasher and walk in pantry, with stylish tile splashbacks framing updated cabinetry that offers fantastic storage. The L-shaped counter top provides an informal dining option with pendant lighting above the bench seating, joined by a dedicated dining space. Wet areas include a bathroom with large bathtub, walk in shower and updated vanity, plus the convenience of a separate toilet. The laundry offers matching timber benchtops and great storage with under counter and overhead cabinets, complimented by additional linen and upright storage in the nearby hallway. The master bedroom at the front of the home includes a walk in wardrobe and an ensuite with shower, toilet and vanity, with a dedicated split system providing comfort all year round. Bedrooms 2 and 3 both include built in wardrobes and ceiling fans, whilst the huge Bedroom 4 at the rear of the home could be ideal for a teenagers retreat or guest room, with ample space for bed suite and additional desk or couch set up, and direct access to and from the back deck. Outside of the home, the elevated outdoor entertaining area offers views over the rear yard along with Conroe Heights in the background. Recently transformed, the backyard has been retained and terraced to provide a kids play space, with new fencing and gated access to the nearby reserve. Underneath the main house, a large storage room makes for a great workshop area or convenient place to pack your seasonal gear away. Services to the property include a 1.5kw solar system still on a legacy agreement to 2028, providing some relief to the utility bills. A Solahart system provides hot water to the property, with town water and sewer supply to the home. Outstanding value for money in a surprising package, this property is must for inspection - contact Alistair to arrange your viewing today and don't miss out. RLA - 291953 Additional Property Information: Approx Property Age: 1988 Land Size: 700sqm Council Rates: \$385 per quarter Water Rates: approx. \$155 per quarter Rental Appraisal: A rental appraisal has been conducted of approximately \$450 - \$480 per week