

**23 Doughty Street, Mount Gambier, SA 5290**



**House For Sale**

Saturday, 23 December 2023

23 Doughty Street, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2667 m2**

**Type: House**



Tahlia Gabrielli



Leearna Roberts  
0417919330

## Expression of Interest by 30th January 2024

EXPRESSIONS OF INTEREST BY 4PM TUESDAY 30TH JANUARY 2024 (UNLESS SOLD PRIOR) Ray White Mt Gambier is pleased to present 23 Doughty Street, Mount Gambier, for sale. The historic family home was originally a two-bedroom cottage built by Charles Doughty in around 1859. The house was passed to new owners in 1887, and subsequent residents have since extended, expanded and curated a genuinely stunning house filled with character. The current owners have lovingly preserved the quality and grandeur of a home that has served more than one historical figure and perhaps, more importantly, families who have loved it. The property includes a generous 2,667m<sup>2</sup> of land with spectacular gardens, a private driveway with a double garage, a swimming pool, and plenty of beautiful seating areas to relax and enjoy the birdsong. The home sits between the Jubilee Highway and Penola Road, within walking distance of the Childcare and School. It is close to the Mount Gambier Marketplace, Health Service and the centre of town - convenience without compromise. Access to the house is via an incredible paved forecourt that overlooks manicured lawns, hedges, flower beds and established trees. The solid stone home features a pitched roof with an arched entry that leads into a grand foyer and hallway, carpeted for comfort with high ceilings and leadlight to either side of a solid period door. A stunning family room sits immediately to the left, overlooking the exquisite front garden. It offers brand new carpets and an incredible gas fireplace built into the original open fireplace with a solid timber mantle, mirror and shelf. Pendant lighting sits centrally below high ceilings, creating a light and spacious room. The second bedroom sits opposite, with the front-facing room offering dual robes to either side of large windows with beautiful leadlight features and a drop ceiling. This elegant room also accesses an ensuite shared by the main bedroom directly behind. This bedroom boasts a gorgeous original faux fireplace, wall-to-wall solid built-in robes and accesses a side verandah leading to a beautiful sunroom. It has sheer curtains, pendant lighting and stunning bi-fold leadlight doors opening into a spacious ensuite with a walk-in shower, a timber vanity with a basin and storage, a skylight, and large frosted windows with blinds overlooking the verandah. Bedroom four sits opposite, with bedroom three at the end of the hall, overlooking the rear garden. Both rooms are doubles and benefit from built-in robes and stunning timber faux fireplaces. All bedrooms are carpeted for comfort and offer high ceilings with cornice detail and pendant lighting. A second living room sits in the rear corner of the house, with views of the garden. It has gorgeous, polished floorboards and a faux fireplace with a mantle surround. It features a pendant/chandelier, has double windows for maximum light, and accesses the verandah and sunroom. The family bathroom is conveniently central. It features a tiled privacy screen between the toilet and a timber vanity accommodating a basin and a mirror. A classic red and cream checker floor leads to a sunlit bath sitting below frosted leadlight windows. Motif cornices add subtle colour to this bright bathroom. The far left of the home accommodates an open-plan dining room and enormous country kitchen with a mudroom and laundry at the rear. The solid kitchen features quality timber cabinetry with a spacious breakfast bar, a dishwasher and a double sink, all overlooking the alfresco pergola via large windows. It offers a black electric oven and range hood, with a gas cooktop and white tiled splashback. The kitchen can be closed from the rear, where a central door leads to the spectacular garden, with a mud room ensuring boots and coats also have their place. The laundry provides a wash basin and linen press with additional storage and bench space. A single garage sits to the left of the pergola, under-the-main-roof. It benefits from double storage rooms at the rear. This property continues to impress wherever you look, offering a huge rear shed with loft storage and double-parking bays. There is an outdoor toilet for convenience when enjoying the pool area and plenty of tranquil spaces for the family to relax and explore. This exclusive listing combines character and sophistication with quality for a home that will continue to endure. It is comforted throughout with gas ducted heating and benefits from a 3kw inverter and a bore, ensuring the garden remains fertile year-round. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this spectacular, historic property. RLA - 291953 Additional Property Information: Age/ Built: Updated 1859 Land Size: 2,667m<sup>2</sup> Council Rates: Approx. \$644 per quarter If you're interested in a short stay or investment appraisal on the property, kindly get in touch with our office.