

27 Jardine Street, Mount Gambier, SA 5290



House For Sale

Friday, 31 May 2024

27 Jardine Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 835 m2

Type: House



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Expressions of Interest Closing 28/6/2024 at 12pm

EXPRESSIONS OF INTEREST CLOSING FRIDAY 28TH JUNE 2024 AT 12 NOON (If not sold prior) Nestled on a prominent corner allotment, this striking double-story residence exemplifies enduring quality and timeless design. With solid brick and tile construction, and a proud street presence, 27 Jardine Street is a one-owner builders home in pristine original condition. Ascend the tiled stairs to the inviting front door, where a spacious balcony awaits. This perfect perch offers an idyllic setting for tranquil summer evenings, watching the world go by in peaceful contentment. As you step inside, you are transported to a space where meticulous craftsmanship and thoughtful design create an atmosphere of warmth and nostalgia. The upper level of the home is designed to take full advantage of its elevated position, providing stunning views from the living and bedroom areas. The living room, featuring a black and white terrazzo mantle, is both stylish and functional, with sliding doors on either side allowing for privacy or an open flow to the adjacent kitchen and dining areas. The kitchen boasts electric cooking appliances, a double sink, breakfast bar, and a split system for year round comfort. Large windows frame the living areas, offering prominent views of the street and city beyond, while the solid brick construction ensures a serene, noise-free environment. Three generously sized bedrooms are situated together, fostering a sense of unity and comfort with one bedroom offering built-in robes. The bathroom is a true highlight, with a bath, shower, separate toilet and vanity featuring delicate glass etched mirror and original soft blue and white terrazzo flooring. The theme of exquisite terrazzo continues into the laundry, which also includes a walk-in linen room for an abundance of storage. The expansive ground level mirrors the upper level in size and presents a blank canvas ripe with potential for whatever your heart desires. Currently, this space includes a double garage with two roller doors (one remote and one manual), a storage room, toilet, workshop area with laundry trough, huge games area and an office space. This area provides so much room for a multitude of uses, games room, home gym, work from home space or convert to a downstairs living quarters. Envision the addition of an internal staircase for seamless access between levels, or transform the home to suit your personal taste without the constraints of limited floor space, the opportunities are endless! Further features of the property include a circular concrete driveway extending around the entire home and an alarm system providing functionality, peace of mind and security for you and your loved ones. This home is more than just a residence; it is a canvas of opportunity and a sanctuary of mid-century modern charm. With its pristine condition, abundant features, and vast potential, it awaits the discerning eye ready to unlock its next level of potential. Located just a short stroll to the main street, coffee shops and local CBD this much loved family home boasts quality workmanship in a sought after location. Extra Information: Council Rates / \$1,695.72 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$99.98 p/qtr Emergency Services Levy / \$102.00 p/a Independent Rental Appraisal / \$420 - \$450 p/wk Build Year / 1970 Land Size / 835 m² Council / City of Mount Gambier Zoning / Suburban Neighbourhood Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.