

# 3 Adelaide Street, Kalangadoo, SA 5278



## Sold House

Tuesday, 15 August 2023

3 Adelaide Street, Kalangadoo, SA 5278

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 963 m2

Type: House

## Contact agent

A country change is waiting for you at this immaculate and quaint cottage in the township of Kalangadoo, only 30 mins from Mount Gambier. This completely renovated 2 bedroom home built in 1920 has nothing much left to do but move in. The 2 bedrooms both have laminate floating floors and new built in wardrobes. The lounge features a slow combustion wood heater with a mantle piece and a marble feature. The modern kitchen has floating floors, electric oven and timber features with plenty of bench space and storage plus a separate dining area with window view. The bathroom has a newly fitted shower, vanity, heated lamp and tiled floor and new toilet. A new 250L hot water service has been fitted and the home runs off rain water with access to bore, which services the garden. The shed is a great "man shed" with 3 driveways suitable for a caravan or boat and includes shelving and a slow combustion heater, remote control doors, concrete floor, 15 amp power points and LED lights. The garden area is well maintained with pop up sprinklers and ready for you to plant some fruit trees and a veggie patch to be self sufficient. If dining out is something you love to do, the local pub is a short walk away, so you can leave the car at home! Extra Information: Council Rates / \$1,695.40 p/a Emergency Services Levy / \$55.10 p/a Build Year / 1920 Land Size / 963m<sup>2</sup> Council / Wattle Range Council Zoning / Township 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](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.