

3 Hanson Street, Mount Gambier, SA 5290

House For Sale

Wednesday, 17 January 2024

3 Hanson Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 798 m²

Type: House



Bianca Taylor

\$299,000 \$329,000

Welcome to 3 Hanson Street, Mount Gambier - a property offering convenience, space, and endless possibilities. This home is conveniently situated near Grantville Court Shopping Complex, Limestone Coast Pantry, and the popular Mount Gambier rail lands walking track. Situated on an impressive allotment of approximately 798m², this property boasts a substantial amount of street frontage. As you approach the home, you'll immediately appreciate the low maintenance front yard, leading you to a compact sunroom which soaks in the morning sun. Step inside to the spacious open plan family/dining/kitchen area, serving as the heart of the home. This versatile space is kept comfortable year-round by reverse-cycle air conditioning and boasts a light and bright ambience, thanks to its updated vinyl plank flooring. The kitchen offers ample cupboard space, a double sink, electric cooking facilities, and a dishwasher, ensuring convenience and functionality for the whole family. Continuing through the home, you'll discover a second living space or formal dining area, overlooking the rear yard and basking in the glorious afternoon sun. This additional area adds versatility to the layout, accommodating various lifestyles and preferences. A private hallway leads you to three bedrooms, each featuring charcoal carpeting that adds to the practicality of the home. Located off the hallway, the bathroom has been updated with fresh tiling and is equipped with a shower, vanity, wall-mounted mirror, and storage cupboard. The separate toilet adds convenience, catering to both family living and entertaining needs. The laundry is a functional and practical space, featuring a walk-through design that leads to either a mudroom or office space. This area boasts a tiled floor and floor-to-ceiling built-in robes across an entire wall, offering ample storage solutions for the entire property. Embrace the outdoors and entertain in style with the expansive pergola, providing the perfect space to gather while being protected from the elements. The fully enclosed rear yard ensures a safe and secure environment for children and pets to play freely. Plus, the direct rear yard access to the carport and shedding enhances convenience and practicality. The shed itself features a lift door and a PA door for ease of use. 3 Hanson Street is an excellent opportunity for first-time buyers looking to enter the market or astute investors seeking a smart investment. Don't miss out on the chance to make this property your own! For more information or to arrange a viewing, please contact Bianca Taylor on 0407 613 346. We are excited to showcase the boundless potential that this property presents. Additional Information: Land Size: Approx 798m² Building Size: Approx 97m² Council Rates: Approx TBC Emergency Services Levy: Approx \$90 per annum Water / Sewerage Rates: Approx TBC Age of Building: Approx 1950 Rental Appraisal: \$345 - \$355 Per Week