

3 Hillcrest Avenue, Mount Gambier, SA 5290

Sold House

Thursday, 12 October 2023

3 Hillcrest Avenue, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 876 m²

Type: House



Bianca Taylor

\$445,250

Welcome to 3 Hillcrest Avenue, Mount Gambier, where convenience meets comfort in this beautifully renovated brick and tile home. Nestled on a generous allotment of approximately 876m², this property is ideally situated near McDonald Park Primary School, St Martins Lutheran College and First Choice Early Education Centre. As you step inside this inviting home, you'll be greeted by an entrance leading you to a spacious lounge. The lounge exudes warmth and cosiness, boasting a slow-combustion wood fire and reverse-cycle air-conditioning to create a comfortable atmosphere in every season. The thoughtful details such as day/night blinds and downlights complete this appealing space. The lounge seamlessly flows into an open plan dining and kitchen space, serving as the heart of the home. The modern kitchen features sleek cabinetry, stainless steel electric appliances, and practical day/night blinds. The durable vinyl flooring adds practicality without compromising style. Conveniently located beside the kitchen, the laundry boasts modern cabinetry and direct access to the rear yard. Privacy is prioritised with the layout of the bedrooms, which are located off the central hallway. A floor-to-ceiling linen cupboard provides ample storage space. The master bedroom impresses with its generous size, showcasing a floor-to-ceiling built-in robe and a ceiling fan for added comfort. Bedroom 2 features a stylish feature wall and another floor-to-ceiling built-in robe, while Bedroom 3 offers a ceiling fan and its own unique feature wall. The fully renovated bathroom has been designed with a neutral colour palette and offers a walk-in shower with a semi-frameless screen plus an extra-large showerhead. A separate bath and vanity add to the functionality. For added convenience, the toilet is separately located but within close proximity. Stepping back into the heart of the home, the dining area provides a seamless transition to the expansive semi-enclosed pergola through glass sliding doors. This stunning outdoor space is perfect for year-round entertainment, boasting zip track blinds, a charming raked ceiling, and provisions for a TV. The enclosed rear yard offers a generous space for outdoor enjoyment with the whole family. Additionally, a remarkable 3-bay shed measuring approximately 9m x 7.5m awaits, complete with a concrete floor, power supply, lighting, a loft, and two roller doors for ease of access. An additional single garage is attached to the home which offers an additional rear roller door ensuring seamless backyard entry. Don't miss this incredible opportunity to enjoy a renovated home in a highly sought-after location. Contact Bianca Taylor on 0407 613 346 today for more information or to arrange a private inspection. Additional Information: Land Size: Approx 876m² Building Size: Approx 126m² Council Rates: Approx \$410 per quarter Emergency Services Levy: Approx \$101 per annum Water / Sewerage Rates: Approx \$152 per quarter Age of Building: Approx 1970 Rental Appraisal: \$440 - \$460 Per Week