

# 3 Kentucky Court, Mount Gambier, SA 5290

## House For Sale

Friday, 23 February 2024



3 Kentucky Court, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1395 m2

Type: House



Vicki Quinn



Malcolm Lewis  
0429009072

**\$529,000 - \$549,000**

SAL Real Estate is thrilled to offer for sale this renovated solid construction 4-bedroom home located oh so central. Offering 2 renovated bathrooms Open plan kitchen/dining and living and large family room. All bedrooms have built in robes. The neutral kitchen features an electric wall oven and cook top plus dishwasher. Ducted gas heating ensures the home is cosy in Winter. For added convenience a split system reverse cycle unit has been installed in the family room. The fact that it's a solid build, with limited Western windows, means there's comfort all Summer. North facing light streams through in the morning to the living areas. Updated floor coverings and window furnishings throughout Undercover timber decking with blinds for year-round outdoor entertaining Single garage under the main roof with remote roller door, internal access and single carport Loads of under house storage Rear yard access with room for more shedding (stcc) There's a surprise for the kids in the rear yard, a massive fort/cubbyhouse that will make for hours of fun. Close to McDonald Park Primary and St Martin's Lutheran College (R to 12) There's a whole lot to love here with the hard work done. Council Rates: \$413 per quarter (approx.) Sewer: \$96.49 per quarter Water Supply: \$74.20 per quarter