

3 Wentworth Court, Mount Gambier, SA 5290



Sold House

Saturday, 25 November 2023

3 Wentworth Court, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Tahlia Gabrielli



Leearna Roberts
0417919330

Contact agent

Ray White Mt Gambier is pleased to present 3 Wentworth Court, Mount Gambier, for sale. This beautifully appointed four-bedroom family home sits on Wentworth Court, between Matthew Flinders Way and Wireless Road West. It benefits from proximity to Corriedale Park and the Suttontown Skatepark - perfect for the kids. The property is a short drive from Mount Gambier Marketplace, the Mount Gambier and District Hospital and the town centre. It is ideally located for your choice of childcare, kindergarten and schools, with TAFE SA and the University of South Australia within walking distance. The house is accessed via a paved driveway with an immaculate, low-maintenance lawn to the right. The driveway leads to a double garage under the main roof, which offers electric roller doors at the front and doors at the rear for direct access to the yard. The front entrance opens into a foyer that accesses a front-facing family room to the left, and the main bedroom to the right with an internal door for access to the rest of the home. The main bedroom features bay windows offering light and views of the garden. The neutrally decorated room is comforted with carpets and a ceiling fan with pendant lighting. It has large, solid built-in robes and has an ensuite bathroom. The spacious, tiled ensuite has a large shower with a sliding glass screen, a vanity with storage and a deep basin, overhead storage, towel rails and a toilet. The smallest of the four bedrooms sits directly behind the main - ideal for use as a nursery or a home office. It has built-in storage, carpets and a ceiling fan. The laundry room is adjacent to the family bathroom and provides a built-in wash basin, a linen press and access outside. The bathroom is light and bright and offers a bath with a separate shower. It features marble-look tiles with a border motif and has a large vanity with storage and a basin separating the bath and shower. Frosted windows offer natural light to the room, with the toilet sitting separate for privacy. Bedrooms two and three sit at the end of the home, overlooking the rear garden. Both are comforted with carpets and ceiling fans and offer built-in robes. Communal living areas include the front family room, which is also carpeted and comforted with a ceiling fan, and the open-plan living room, kitchen and dining area, accessed from the foyer and the family room. The centre of the home features natural-toned tiles with cream walls and an emerald strip that runs along the ceiling cornices. The kitchen and the living/dining area overlook an alfresco dining area accessed via glass sliding doors. The charming kitchen benefits from solid cream cabinetry with a pair of glass overhead display cabinets at the far end - adjacent to an electric cooktop with a range hood. A double sink overlooks the garden and pergola and boasts a water filtration system and a dishwasher for convenience. Cream tiles with a central motif surround the cabinets, sink and cooktop with a walk-in pantry adjacent. The back wall offers additional storage cabinets above and below a wall oven and grill and the fridge/freezer recess. Downlights compliment the large windows, keeping the space bright and appealingly classic. The living space offers a split system air-conditioner that efficiently comforts the central area that benefits from three skylights - minimizing the need for daytime lighting. Pendant lighting also sits within this space for ambient night dining. Outside, a paved alfresco pergola conveniently accesses the living room and garage. It is fully covered and overlooks a lovely rear garden with a beautiful lawn. This quaint garden feels secluded, surrounded by high fences and fruit trees and containing a clothesline and a large shed with a separate connecting potting shed. A large rainwater tank sits in the corner of the yard, adequately supplying the home. The house is currently owner-occupied but would make a superb investment for rental, with high demand for a four-bedroom home in this area. It has been well maintained and is immaculate inside and out. Contact Tahlia and the team at Ray White Mt Gambier to learn more about the property, and book your viewing today. RLA - 291953 Additional Property Information: Age/ Built: Approx. 1998 Land Size: 600m² Council Rates: Approx. \$390 p/q Rental Appraisal: A rental appraisal has been conducted of approximately \$460 - \$490 per week