

31 Wehl Street North, Mount Gambier, SA 5290



House For Sale

Tuesday, 14 November 2023

31 Wehl Street North, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 829 m2

Type: House



Learna Roberts
0417919330



Tahlia Gabrielli

\$399,000 - \$429,000

Ray White Mt Gambier are pleased to present 31 Wehl Street North, Mt Gambier. Nestled within easy walking distance of the CBD, this inviting stone home presents an exceptional opportunity for those seeking a perfect blend of character and convenience. As you step inside, you'll immediately sense the warmth and welcoming atmosphere this home exudes. The spacious layout includes three bedrooms, making it an ideal choice for a growing family. Moreover, a versatile study room offers endless possibilities, whether you choose to utilise it as a home office or perhaps convert it into a fourth bedroom for your convenience. The heart of this home is its cosy formal lounge, a comfortable retreat where you can unwind with your loved ones. The galley-style kitchen is not only aesthetically pleasing but also highly functional, featuring electric cooking and a convenient dishwasher, ensuring meal preparation is a breeze. The open-plan dining area seamlessly flows into an inviting lounge and games room, creating an expansive space for entertaining guests or spending quality time with the family. Additional interior highlights include a substantial solar system, a reverse-cycle split air conditioner to keep you comfortable throughout the seasons, and a slow combustion wood fire for those cosy evenings. With two bathrooms and two toilets, this family-friendly home offers unmatched convenience. Outside, you'll find ample off-street parking, making it easy for your family and guests. The low-maintenance gardens surrounding the property ensure your weekends are dedicated to enjoying the home rather than extensive upkeep. The private rear yard serves as a peaceful sanctuary, featuring an inviting paved pergola area that's perfect for outdoor dining or relaxation. For those in need of extra storage space, the property includes a rear yard storage shed, allowing you to neatly stow away your belongings. The double-length carport with direct access to the home adds to the practicality and security of the property, especially during adverse weather conditions. This charming home is not only perfect for a growing family but also presents an excellent investment opportunity. With its prime location within walking distance to the CBD, it's an ideal candidate for a potential Bed and Breakfast (B&B) setup, subject to council approval. The demand for quality accommodation in such a central location can be high, making it a potentially lucrative investment prospect. This property is a rare gem that effortlessly combines character, space, and convenience. Get in quick to book a viewing with Leearna and the team at Ray White Mt Gambier today and avoid disappointment. Additional Property Information: Age/ Built: 1925 Land Size: 829m² Council Rates: Approx. \$402 p/q Rental Appraisal: Property is currently leased at \$360.00 per week until August 2024, an updated rental appraisal has been conducted of approximately \$420 - \$450 per week