

32 King Grove, Mount Gambier, SA 5290



House For Sale

Wednesday, 12 June 2024

32 King Grove, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 567 m2

Type: House



Learna Roberts
0417919330



Tahlia Gabrielli

\$489,000 - \$ 529,000

Ray White Mt Gambier is pleased to present 32 King Grove, Mount Gambier, for sale. The property sits at the end of a residential cul-de-sac. It is within walking distance of The University of South Australia, TAFE SA, and the Montebello IGA and Community Kids Early Education. Local reserves offer space for walking dogs, playing with the children and maintaining fitness. Suttontown Skatepark and Corriedale Park are a short distance-perfect for family fun. The house has been updated to impeccable modern standards, with new carpets, flooring, lighting, window coverings, and cabinetry throughout the communal areas, bedrooms, and wet areas. It is beautifully presented and accessed via a driveway with a covered carport and solid picket fence gated entry to the rear garden. A tidy, well-maintained, low-maintenance front garden leads to a covered portico entry into a carpeted foyer and front-facing lounge with a soft and inviting sand, white and grey colour palette. The space features timber shelving at the entry and lounge, with large windows offering natural light. A ceiling fan and a reverse-cycle air conditioner comfort the room and flow through to the open-plan kitchen and dining area, which boasts stylish timber-look vinyl flooring. The dining area offers modern pendant lighting and accesses a large alfresco dining area via sliding glass doors. The contemporary kitchen benefits from hard-wearing and worktops, including a breakfast bar. A double sink overlooks the grassed rear garden via large windows offering lots of natural light, complemented with downlights. Solid white cabinetry wraps around the space, offering above- and below-bench storage and a corner pantry. Wide drawers sit below fantastic appliances, including a designer dishwasher with a ceramic induction cooktop, a stainless-steel range, and a stainless-steel wall oven. There are recesses for the microwave and fridge/freezer and a door leading into the laundry. The laundry has grey floor tiles, modern cabinetry with a linen press, and a built-in wash basin. Large sliding doors open onto the side of the alfresco dining area, offering light and convenient access to the outdoor clothesline. Three double bedrooms sit to the left of the house. The main bedroom is accessible from the entry/dining space, where it overlooks the front garden via large windows with blinds and sheer curtain coverings. It benefits from new carpets, a ceiling fan, and stunning boho pendant lighting on either side of the bed. Full-width built-in robes provide ample storage for couples. The family bathroom separates bedrooms two and three, which are ideal for a nursery or home office. They also feature soft grey carpets, built-in robes, and garden views. The rear-facing bedroom has a ceiling fan and sits adjacent to the toilet, which is separate from the bathroom for privacy. The stunning bathroom has grey floor tiles and floor-to-ceiling white tiling-including bevelled tiles within a glass-frame shower recess. There is a separate bath under a large window and a contemporary timber-look vanity with an above-bench bowl basin, storage, and a full-width mirrored medicine cabinet. Faucets and tapware have been carefully considered for their style and functionality and include a hooked rain shower and push-touch taps. The outdoor area is ideal for entertainers. It features a spacious, fully enclosed, paved pergola with a transparent roof and a built-in barbecue area with fitted cabinets. The pergola overlooks a large, grassed garden with high fencing, a good-sized garden shed, a storage shed, and immaculate hedges providing privacy. Additional features for the property include a crime-safe door, outdoor blinds, indoor day/night blinds, and outdoor lighting. This is a fantastic modern home for a young family or a couple wanting room to host grandchildren and other visitors. With all the impressive updates and the benefit of low maintenance yards, it would be an ideal investment property, making it a popular choice for rental. Contact Tahlia and the Ray White Mt Gambier team to learn more about this delightful home and to book your viewing today. RLA 291953 Additional Property Information: Age/ Built: 1999 Land Size: approx. 567m² Council Rates: Approx. \$144 per quarter Rental Appraisal: A rental appraisal has been conducted for approximately \$470 to \$490 per week