

# 35 Bluebell Drive, Mount Gambier, SA 5290

## Sold House

Friday, 23 February 2024

35 Bluebell Drive, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 912 m2**

**Type: House**



Bianca Taylor

## Contact agent

Nestled in the sought-after Conroe Heights neighbourhood, 35 Bluebell Drive presents a rare opportunity to own a quality 3-bedroom home that exudes sophistication and comfort. Situated at the end of a cul-de-sac on an allotment of approximately 912m<sup>2</sup>, this property offers the perfect blend of privacy and convenience. As you arrive at 35 Bluebell Drive, you'll be greeted by a neatly paved driveway leading to the double garage under the main roof. A second paved driveway leads to double gates which provide convenient rear yard access and additional off street parking. The entrance foyer, bathed in natural light from glass panels on either side of the front door, sets the tone for the elegance and warmth that awaits inside. The formal living space, located off the foyer, overlooks the front yard and offers a spacious area to gather with family and friends. Dual sliding doors provide the option to enclose this room. The open-plan family/dining/kitchen space is the heart of this home, seamlessly tiled throughout for easy maintenance. The modern kitchen boasts waterfall benchtops, a neutral feature splashback, dishwasher, large walk-in pantry, and island bench with pendant lighting – perfect for culinary enthusiasts and entertainers alike. Bedrooms 2 and 3, each featuring floor-to-ceiling built-in robes, are thoughtfully tucked away off the hallway which provides plenty of privacy. The three-way bathroom offers a walk-in shower, spa bath, and separate toilet for added convenience. The functional laundry with ample storage and dedicated spaces completes the family-friendly layout. The generously sized master bedroom is separately located and overlooks the rear yard. This spacious retreat boasts a large walk-in robe and ensuite designed for practicality. Moving into the open plan area, impressive double sliding doors lead to the undercover pergola, creating a seamless indoor/outdoor entertaining space. The undercover pergola, paved and with a pitched roof, offers a perfect outdoor entertaining area equipped with lighting and power for year-round enjoyment. The spacious backyard provides ample room for family activities and relaxation. Additionally, the property features a 5000-gallon rainwater tank plumbed to the home, allowing occupants to switch between mains water and rainwater. Gas ducted heating is another key feature which ensures comfort throughout the seasons. To learn more or arrange a viewing, contact Bianca Taylor on 0407 613 346. Additional Information: Land Size: Approx 912m<sup>2</sup> Building Size: Approx 189m<sup>2</sup> Council Rates: Approx \$1800 per annum Emergency Services Levy: Approx \$115.30 per annum Water / Sewerage Rates: Approx \$197.55 per quarter Age of Building: Approx 2012 Rental Appraisal: \$530 - \$550 Per Week