

37A Ash Court, Mount Gambier, SA 5290



Sold House

Thursday, 29 February 2024

37A Ash Court, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 535 m2

Type: House



Tahlia Gabrielli



Leearna Roberts
0417919330

Contact agent

Ray White Mt Gambier is pleased to present 37A Ash Court, Mount Gambier, for sale. The modern family home is near the Mulga Street Primary School, with the Montebello IGA and Community Kids childcare centre a short distance. Uni SA Mount Gambier and TAFE SA Mount Gambier are within walking distance of the property, making it ideal for students. Imagine coming home to this stunning, high-spec, 2016 build that presents a superb, sophisticated finish and a relaxed family lifestyle. Entry to the property is via a concrete driveway that leads to a double garage under the main roof -featuring a timber look finish remote access door. A neat, low-maintenance lawn sits in front of the home, accessed through a central stone column feature with a timber awning. The entry hall is accessed from the central front door and internally from the garage for convenience. It opens into the front-facing main bedroom, which is carpeted and offers opulent living with a central timber-look feature wall that doubles as a walk-in wardrobe behind the bed. It offers pendant lighting for each side of the bed and dual built-in robes at the rear. A trio of windows overlooks the garden while a stunning ensuite bathroom sits to the right. The bathroom is tiled from floor to ceiling in grey stone-look tiling and offers a floating timber vanity with double, above-bench bowl basins. A glass door shower recess sits to the right of the vanity, with a private toilet to the left. The entry hall extends from the main bedroom to a spacious and stylish open-plan kitchen, dining room and family room. This central, communal area has been designed for maximum enjoyment, with large windows overlooking the rear pergola. It has floating floors and downlights with contemporary pendant lighting above a wide, stone breakfast bar. The breakfast bar offers lots of space and accommodates a double sink, abundant cabinet storage and a dishwasher. The rear wall also has stone worktops, above and below bench storage, and an on-trend hexagonal tile splashback. Storage cabinets extend to the far wall and sit on either side of a 90mm electric oven and cooktop with a stainless-steel range. A large Butler's pantry opens to reveal abundant storage with room for appliances. The spacious dining area offers pendant lighting and access directly to the alfresco dining area. The family room looks onto the pergola and out to the garden through double-glazed windows and boasts ducted heating and cooling, which is zoned throughout the home for absolute comfort at the touch of a button. Bedrooms two and three sit on either side of the family bathroom and laundry. They are accessed from the left hallway, off the dining/kitchen area. Both spacious bedrooms are carpeted and offer built-in robes, large, windows with roll-down, block-out blinds, and stunning feature walls in a neutral colour palette. The family bathroom is simply perfect, offering a functional three-way design that incorporates a powder room with a full-width vanity, full of storage, a full-width mirror, hexagonal splashback tiling, access to a separate toilet and a linen press. The stunning wet room features a free-standing contemporary bath with silver tapware, including a floor-mounted faucet. It has a glass frame shower, towel rails and a large, frosted window offering natural light. The laundry sits adjacent and benefits from a second linen press and full-width cabinets. It includes a bench with a built-in wash basin, and a washing machine and dryer recess underneath. It accesses the side of the property for easy access to the garden and clothesline. Outside, the pergola is an extension of the home - sitting under the main roof. It provides a relaxing and protected area for enjoying barbeques and hosting friends and family. It has downlights for evening entertaining and versatile concrete flooring. This alfresco space overlooks a pristine lawn with a clothesline and a large rainwater tank feeding the house. The garden is enclosed with hedging and Colourbond fencing for privacy and security. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this immaculate, luxury property and the fantastic, family-friendly residential area. Phone directly to book your viewing and avoid disappointment. This slick and classy property delivers both style and functionality and will not be on the market long. Additional Property Information: Age/ Built: 2016 Land Size: 535m² Council Rates: Approx. \$644 per quarter Rental Appraisal: A rental appraisal has been conducted of approximately \$520 - \$560 per week