

39 Sunset Drive, Mount Gambier, SA 5290

House For Sale

Thursday, 15 February 2024

39 Sunset Drive, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 816 m²

Type: House



Bianca Taylor

\$389,000 - \$409,000

Welcome to 39 Sunset Drive, a beautifully maintained home situated on a corner allotment of approximately 816m². From the neatly established lawns and gardens to the inviting front entrance, this property exudes charm and tranquility. As you step inside the home, you are greeted by a warm and inviting entrance foyer, featuring floating timber floors that lead you into the open plan living, dining, and kitchen space. Natural light floods the open plan living area, creating a bright and airy ambiance. The abundance of windows offers delightful views of the outdoor deck and established gardens. To ensure year-round comfort, the living area is equipped with a reverse-cycle air-conditioner, a gas wall furnace, and a ceiling fan. Through a single glass sliding door, you will find a charming private deck that adjoins the master bedroom, providing a serene outdoor space to relax and unwind. The lounge and dining space seamlessly flow onto the impressive outdoor deck, creating the ideal area for indoor/outdoor entertaining. The impressive timber deck overlooks a sectioned portion of the fully enclosed rear yard and features a pitched roof. This area is perfect for entertaining guests or enjoying peaceful moments. Inside, the kitchen boasts neutral cabinetry and features electric cooktop, a dishwasher, and a large corner pantry. Large corner windows overlooking the front yard infuse the space with natural light, making it a bright and inviting area. Moving through the home, a hallway connects each of the bedrooms and wet areas, offering privacy and seclusion from the central living hub. Additionally, the hallway features a floor-to-ceiling linen cupboard, providing ample storage space. The master bedroom offers two sets of floor-to-ceiling built-in robes, providing plenty of storage. A single glass sliding door leads to the private deck space which can be accessed via the lounge room. Another doorway leads to the two-way bathroom, adding convenience to this space. The neat bathroom features a walk-in corner shower, a vanity, and a bath, while the separate toilet adds further convenience. On the opposite side of the hallway, bedrooms 2 and 3 offer spacious areas with built-in robes, allowing for ample storage and organisation. At the end of the hallway, you will find the functional laundry, complete with built-in cupboards, a benchtop, and a sink. A single glass sliding door provides easy access to the second section of the rear yard. The rear yard offers ample space and includes a garden shed for storing outdoor essentials. The garage, conveniently located under the main roof and tucked at the end of the hallway, ensures secure parking for your vehicle while the concrete driveway provides additional off-street parking. Don't miss the chance to experience serene living at 39 Sunset Drive. For more information or to arrange an inspection, contact Bianca Taylor on 0407 613 346. Additional Information: Land Size: Approx 816m² Building Size: Approx 110m² Council Rates: Approx \$360 per quarter Emergency Services Levy: Approx \$98.35 per annum Water / Sewerage Rates: Approx \$153.70 per quarter Age of Building: Approx 1994 Rental Appraisal: \$430 - \$440 Per Week