

# 4 Bellshire Place, Mount Gambier, SA 5290

## House For Sale

Saturday, 18 November 2023



4 Bellshire Place, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 775 m2**

**Type: House**



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## \$469,000 - \$499,000

Beautifully presented and flawlessly renovated family home, nestled at the end of a tranquil cul-de-sac. The heart of this residence is a welcoming open plan living space, featuring a sunken lounge and modern kitchen adorned with conveniences such as a dishwasher, electric cooking, corner pantry, and breakfast bar. The spacious dining area overlooks an attractive pergola, perfect for entertaining. The master bedroom is a haven of comfort, boasting a fully renovated ensuite and walk-in robe, while the second and third bedrooms offer built-in robes for added storage. A fourth bedroom or study, a generously renovated bathroom with floor-to-ceiling tiles, bath & shower, and a practical laundry contribute to the beautiful feel of this delightful home. Outside, a private and semi-enclosed entertaining space beckons, perfect for enjoying the summer months. The single 4mx8m garage under the main roof, with remote access and undercover entry to the back door, complements the side gates providing rear yard access to a 4mx6m lined colorbond shed with power and wood fire – an ideal spot for a man cave or home gym. The landscaped gardens, adorned with established trees and lawns, include a cubby house, garden shed, new solar electrical system, and a 22,500L rainwater tank. Year-round comfort is assured with new roller shutters on the front windows, reverse-cycle split system air conditioning and near new pellet heater. Nothing to do here; just embrace the comfort and enjoy the serenity! Extra Information: Council Rates / \$1,552.12 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$82.54 p/qtr Emergency Services Levy / \$87.70 p/a Independent Rental Appraisal / \$480-\$495.00 per week Build Year / 1989 Land Size / 775m<sup>2</sup> Council / City of Mount Gambier Zoning / Suburban Neighbourhood Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 [http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf) in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.