

4 Boandik Terrace, Mount Gambier, SA 5290

Townhouse For Sale

Monday, 3 June 2024



4 Boandik Terrace, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 434 m2

Type: Townhouse



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\$375,000-\$395,000

This modern townhouse is a perfect blend of contemporary design and functional living. With its spacious layout and prime location, it offers an excellent opportunity for homeowners and investors alike. Step into the lower level featuring two generously sized bedrooms, which are equipped with built-in robes, ensuring ample storage space. A well-appointed bathroom with a shower over the bath, a vanity, and a toilet as well as a laundry are designed to cater to the needs of a busy household. The open plan living and dining area with cathedral ceilings is the heart of the home, providing a welcoming space for relaxation. The kitchen boasts a suite of modern appliances, including a dishwasher, electric oven, and gas hotplates. Its layout is perfect for both everyday meals and entertaining guests. Ascend to the upper level and be greeted by a tranquil loft space that can easily be transformed into a second living area, home office or third bedroom. This versatile space adds significant value to the property, accommodating a range of lifestyle needs. One of the standout features of this townhouse is the charming balcony, offering outstanding views over the city skyline. It's an idyllic spot to start your day with a cup of coffee or unwind in the evening, soaking in the panoramic vistas. At the rear of the home the huge private undercover deck has been recently refurbished and is perfect for outdoor entertaining and summer barbecues. For those who value convenience, the single garage under the main roof provides secure off-street parking. The low maintenance terraced gardens are both attractive and practical, offering a green space that requires minimal upkeep. This makes the property not only a beautiful home but also an excellent investment opportunity. This townhouse presents an excellent proposition for investors. Its thoughtful design and desirable location make it an ideal choice for professionals. Don't miss the opportunity to make this central property your new home or addition to your investment portfolio.

Extra Information: Council Rates / \$1,599.99 p/a
SA Water Supply Charge / \$74.20 p/qtr
SA Water Sewerage Charge / \$94.16 p/qtr
Emergency Services Levy / \$95.95 p/a
Independent Rental Appraisal / \$440 - \$460 p/w
Land Size / 434m²
Council / City of Mount Gambier
Zoning / Suburban Neighbourhood

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