

# 4 Germein Court, Port Macdonnell, SA 5291



## House For Sale

Friday, 22 December 2023

4 Germein Court, Port Macdonnell, SA 5291

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1200 m2

Type: House



Tahlia Gabrielli



Leearna Roberts  
0417919330

**\$389,000 - \$429,000**

Ray White Mt Gambier is excited to present for sale this charming 3-bedroom residence situated at the end of a quiet cul-de-sac in Port MacDonnell. Conveniently situated within close proximity to the beach, dining establishments, shopping venues, a boat ramp, and a skate park in the highly sought-after fishing pocket of Port MacDonnell, this property boasts an enviable location. The generous approximately 1200m<sup>2</sup> allotment of prime land is sure to captivate buyers in search of a residence among a community of notable homes. Upon entry to 4 Germein Court, you are welcomed by an open-concept design that embraces the kitchen, dining, and living areas, complete with the added comfort of a reverse cycle air conditioner for all year comfort. Expansive glass sliding doors and windows offer views towards the Port MacDonnell beach, while the well-appointed kitchen provides ample cupboard space and electric cooking. The open plan seamlessly extends to the covered outdoor entertainment area, featuring blinds for year-round enjoyment for entertaining. The three bedrooms, uniformly sized and carpeted, benefit from abundant natural light streaming through the windows. Serviced by the family bathroom, which includes a shower, vanity, heated towel rail, and a separate toilet for added convenience. Outside, a secure single garage adjacent to the home complements an additional double shed with cement flooring, spacious bench, and power, positioned at the rear of the property. Extra amenities comprise a 1000L rainwater tank, garden shed, and a vegetable garden, all situated on a substantial allotment that provides ample space for children, pets, boats, or caravans. Whether you're contemplating a sea change or awaiting the perfect reason to invest in a beachside holiday home, this presents an ideal opportunity. Contact Tahlia and the Ray White Mt Gambier team today to schedule your viewing. RLA - 291953 Additional Property Information: Age/ Built: 1997 Land Size: 1,200m<sup>2</sup> Council Rates: Approx. \$444 per quarter Rental Appraisal: A rental appraisal has been conducted of approximately \$360 - \$380 per week