

42/20 O'Leary Road, Mount Gambier, SA 5290

House For Sale

Friday, 24 May 2024



42/20 O'Leary Road, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 531 m2

Type: House



Toni Gilmore
0402356905



Al Lamond
0418849266

\$499,000 - \$529,000

Move right in and experience the perfect blend of style, space, and convenience in this 3 bedroom modern home at O'Leary on The Park, Mount Gambier's most exciting new development. It is the ideal downsizer, retirees haven or one for the astute investor and is low maintenance living at its best. This immaculate and modern home tucked at a end of a cul-de-sac boasts a striking facade cleverly combining brick and render and creates a lasting impression. A welcoming entrance spills into the incredibly large open plan living area, seamlessly connecting the kitchen, living and dining space with beautifully laid vinyl timber plank flooring. Heating and cooling options is provided by the reverse cycle split system unit and it will become the space you will never want to leave! The sleek and stunning kitchen with its black tapware, black sink, black cupboard handles combined with the drop pendant lighting screams sophistication and is equipped with stainless steel appliances such as gas cooktop, electric oven and dishwasher while there is plenty of cupboard and bench space including a pantry and island bench that overlooks the meals and living space. A passage way off the living area guides to you the rest of the home. There are three lovely bedrooms with the main having a walk in robe and the bonus of capturing the warmth of the afternoon sun. The classy three way bathroom is central to bedrooms with powder room, separate toilet and large shower and bath while the laundry offers bench space. A sliding door from the meals area grants access to the undercover pergola area - a space which you will thoroughly enjoy and overlooks the low maintenance backyard that has been cleverly fenced into two section creating zones for children to play. There is also a garden shed which provided additional storage options. The concrete driveway that allows additional parking options leads to the single car garage under the main roof and has electric roller door and internal access. O'Leary on the Park provides the perfect backdrop for your modern lifestyle. Nestled on the western side of town, you'll enjoy the peace of a new neighbourhood and surrounded by modern homes while having easy access to everything you need. Parks, playgrounds, and walking trails are right at your doorstep, while shops, cafes, and entertainment options are just a short drive away.***

INSPECTIONS BY APPOINTMENT ONLY ***Extra Information: Council Rates / \$1,647.85 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$94.16 p/qtr Emergency Services Levy / \$77.05 p/a Community Corporation Levies / \$214 p/qtr Independent Rental Appraisal / \$460 - \$495 p/wk Build Year / 2021 Land Size / 531 m² 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 in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.