

42 Vansittart Road, Mount Gambier, SA 5290



Sold House

Tuesday, 27 February 2024

42 Vansittart Road, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 776 m2

Type: House



Sara McManus

0438708281

Contact agent

If you're seeking a residence where you can simply unpack and embark on your daily life, then your search ends here! This charming 4 bedroom home, constructed of sturdy brick and colorbond, is impeccably maintained and presented. Tucked away at the tranquil end of a street without through traffic, it offers a serene living environment. Located on the western side of town, it boasts convenient proximity to the Collins Court Shopping Complex, Western Tavern, schools and gyms. Inside, this meticulously cared-for home features a snug lounge adorned with gas log heating, an expansive recently renovated kitchen/dining area equipped with electric cooking facilities, a wall oven, and pantry cupboard. It also boasts split system air conditioning and a sliding glass window that serves as a convenient servery to the sunlit North facing family room, ideal for a growing family. The western wing of the home houses three generously proportioned bedrooms with polished floorboards and ceiling fans. The fourth bedroom, positioned adjacent to the family room, offers ample space and versatility with a spacious walk-in robe. It could function as an additional living area, rumpus room, craft room, or office if desired. The bathroom boasts both a separate shower and bath, with the added convenience of a separate toilet. The lavishly renovated laundry meets exacting standards and provides additional storage alongside the spacious linen cupboards in the hallway. Outside, the home features a secure north-facing rear yard that can be enjoyed from the L-shaped deck area. A single-car garage with internal access is situated behind the double carport, providing covered entry into the home. Extra shedding in the rear yard caters to all your storage needs and the installation of 26-28 solar panels is estimated to produce approximately 5.5 kilowatts of power. Don't miss out on this immaculate home in a prime location—start packing and make it yours before it's gone! Extra Information: Council Rates / \$1,475.53 p/a SA Water Rates / \$226.66 p/qtr (incl. usage) Emergency Services Levy / \$88.10 p/a Independent Rental Appraisal / \$470 - \$480 per week Build Year / 1973 Land Size / 776m² 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.