

**48 Underwood Avenue, Mount Gambier, SA 5290**

**House For Sale**

Thursday, 25 April 2024



48 Underwood Avenue, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 702 m2**

**Type: House**



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**\$429,000 - \$469,000**

Spacious brick and colorbond home located on the western side of the city within close proximity to Mulga Street Primary School and Collins Court Shopping Centre. Upon entry, a slow combustion wood fire welcomes you, casting a cozy ambiance throughout. The open-plan layout of living spaces, spread over split levels, offers a seamless flow, perfect for large family gatherings or quiet relaxation. The lounge, adorned with timber floorboards, feature white wood paneling and sheer curtains, is bathed in natural light while a split system ensures year-round comfort. The kitchen stands as the heart of the home, overlooking the lounge, dining, and family areas. Slate flooring adds a rustic touch, complementing the neutral coloured cabinetry and modern amenities including gas and electric cooking, dishwasher, and a double sink. Stepping down from the kitchen, a carpeted family room invites relaxation, complete with another split system, feature paint and sliding door access to the outdoor entertaining area. This outdoor oasis extends the living spaces and is ideal for alfresco dining or enjoying a casual morning coffee. The main bedroom, nestled at the front of the home, showcases mirrored built-in robes, timber floorboards that gently ascend with three inviting steps, and a ceiling fan, providing space and storage. Of the remaining carpeted bedrooms, one incorporates built in robes with a small desk and mirror and a ceiling fan. The bathroom, highlighted with rich green tiles, showcases a walk-in shower, spa bath, vanity, and separate toilet. At the rear of the home, the laundry, with external access, boasts built-in bench and cupboards, alongside a walk-in linen closet, ensuring ample storage space. For the hobby enthusiast, the property offers an abundance of shedding options, including a single garage with automatic roller doors allowing drive through access, a 4m x 6m Colorbond shed, plus workshop or storage shed, and chook shed. Completing the package of this inviting home is the secure backyard, fully fenced for peace of mind, roller shutters and the bonus of a solar system, promoting reduced energy costs. With modern comforts and spacious living spaces this family home is the perfect property to live in or add to your investment portfolio. Extra Information: Council Rates / \$1,475.53 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Independent Rental Appraisal / \$380-\$400 p/w Build Year / 1980 Land Size / 702m<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.