

# 49 Crouch Street North, Mount Gambier, SA 5290



## House For Sale

Thursday, 30 May 2024

49 Crouch Street North, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 766 m2**

**Type: House**



Gail Richards

0409268199

**\$359,000-\$389,000**

Located in a serene neighbourhood, this stone home is a rare gem. Built in 1954 and cherished by a single family ever since, this property stands as a testament to decades of love and care. Now, the opportunity awaits for a new owner to make their own memories within its welcoming walls. Upon entering, you'll be greeted by a cozy lounge room that overlooks the street with gas heating to ensure warmth during the cooler months. The lounge seamlessly flows into the eat-in kitchen, where electric cooking facilities and a charming sink with a view of the backyard complete a delightful living area atmosphere. The home features three bedrooms, with two including built-in robes while the third bedroom provides a private retreat for guests or a quiet home office being accessed from the sunroom. The bathroom is equipped with a shower, bath, vanity, and a separate toilet, while the laundry offers an abundance of storage. The sunroom provides a tranquil sunny spot for morning coffees or afternoon reading sessions with a view of the beautifully maintained garden. The backyard is accessible via a convenient ramp from the sunroom and offers two delightful seating areas – a deck and a paved patio – making it a tough choice when planning your outdoor entertaining. The single car stone garage with an automatic roller door offers drive-through access to an additional iron garage complete with lights, a pit, and power – perfect for hobbyists or DIY enthusiasts. Additional storage solutions include a stone shed and a shade house, catering to all your gardening and storage needs. Situated close to numerous educational facilities such as St. Martins Lutheran College, McDonald Park Primary School, and First Choice Early Education Centre, this home ensures convenience enhancing the appeal of its charm. This lovingly maintained home is the ideal starting point for first-time home buyers looking to enter the property market. Its blend of classic character, practical features, and prime location make it a wise investment for those ready to continue the legacy of a cherished family home. Unlock the door to your future and embrace the opportunity to create new memories while honoring the storied past of this exceptional property.

Extra Information: Council Rates / \$1,465.96 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Emergency Services Levy / \$70.70 p/a Independent Rental Appraisal / \$420-\$440 p/wk Build Year / 1954 Land Size / 766 m<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

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