

5/9A Shepherdson Road, Mount Gambier, SA 5290



Unit For Sale

Saturday, 11 May 2024

5/9A Shepherdson Road, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 417 m2

Type: Unit



Tahlia Gabrielli



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Expressions Of Interest by 12pm 10th June 2024

EXPRESSIONS OF INTEREST BY MONDAY 12PM 10TH JUNE 2024 (UNLESS SOLD PRIOR) Ray White Mt Gambier is pleased to present 5/9A Shepherdson Road, Mount Gambier, for sale. This beautiful property was built in 2023 and sits close to the Valley Lakes, Wulanda Recreation Centre, Reidy Park Primary School and Tenison Woods Collage. Walk or drive into the town centre, enjoying the Railway Lands walking trail and access shopping, dining, recreation and entertainment right at your doorstep. The property features a lovely Mt Gambier stone exterior which is durable and a Colorbond pitched roof. It has a curving concrete driveway accessing an electric, double-door garage with an additional storage area/parking bay at the rear - leading directly through the back garden via a third secure remote access door. The garage also offers convenient internal entry to the home. A contemporary uPVC door opens into the passage way that leads to the open-plan living, dining and kitchen space with floating floors and downlights for a stylish yet minimalist design. The living room overlooks the front garden with a dining area at the centre and a stunning, high-quality modern kitchen at the rear. The kitchen features a large central breakfast bar, luxury pendant lighting, a designer double sink with gold tapware and a dishwasher for convenience. The rear wall has abundant above and below bench cabinetry separated by a white tiled splash back. It accommodates a stainless-steel double electric wall oven and a stunning gas cooktop with a concealed rangehood. A hidden butler's pantry provides additional storage and appliance space, with access to the garage and storage area. The alfresco dining area is accessed directly from the kitchen via sliding glass doors this is an amazing indoor / outdoor entertaining space. A second living area or fourth bedroom sits off of the kitchen, to the right, overlooking a manicured rear garden and offers a hidden built in study nook. There are two double bedrooms at the rear of the home, the family bathroom and a laundry sit central to these in the hallway. The main bedroom is situated at the front of the home and features a panel wall, soft neutral carpets, a ceiling fan and bedside pendant lighting. A fully fitted walk-in robe leads to a gorgeous ensuite. It offers a stylish floating timber vanity with dual above-bench basins, storage and dual arched mirrors. Gold tapware and a gold rain shower with a solid glass frame shower recess add a touch of class and luxury to a beautiful room. The remaining two bedrooms are separated by the wet areas for convenience. They both offer large windows, carpets, ceiling fans and built-in robes. A contemporary family bathroom features a functional three-way design. It provides a powder room accommodating a floating timber vanity with storage and an above bench basin with a large - semi-circle mirror. The shower room features a luxurious bath under the window and a separate glass frame rain shower. The toilet is separate for privacy and convenience. The laundry offers large benchtops, lots of above and below bench cabinet storage, drying rack, a wash basin in white and gold and an external security door for easy access to the clothesline in the rear garden. This beautifully appointed and decorated home has lots of potential for rental income or holiday accommodation (S.T.C.A.) It would make a fabulous home for a professional or professional couple- or a downsize for stylish retirees seeking plenty of space but easy low maintenance living. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this beautiful property in central Mount Gambier and book a viewing today. RLA 291953 Additional Property Information: Age / Built: Approx. October 2023 Land Size: Approx. 417m² Council Rates: Approx. \$448 per quarter Community Title Insurance: Approx. \$119 per annum. Rental Appraisal: A rental appraisal has been conducted for approximately \$600 to \$650 per week