

# 6 Boandik Terrace, Mount Gambier, SA 5290



## House For Sale

Wednesday, 1 May 2024

6 Boandik Terrace, Mount Gambier, SA 5290

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 706 m2**

**Type: House**



Malcolm Lewis  
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**\$549,000 - \$589,000**

Commandingly positioned and offering sprawling views over the city. The property boasts an array of features including: 5 bedrooms, the main with walk in robe and ensuite. 3 of the remaining bedrooms have built in robes. Sleek modern kitchen/dining with upgraded appliances leading to the large living space capturing floor to ceiling views towards the main street. Downstairs offers endless possibilities - currently comprised as 2 bedrooms, second living space plus office and bar area (ideal as a teenage retreat or home-based business) (stcc). Double garage under the main roof with further storage room, toilet and washroom. Fully enclosed outdoor entertaining area designed for year-round enjoyment that guests will envy. 6.6KW solar system installed with battery storage, keeping the ducted reverse cycle heating/cooling bills to a minimum. Desirably located within walking distance to many Mount Gambier attractions including the Blue Lake, Rail Lands Precinct, Wulanda Recreation Centre and Reid Park Primary School. An inspection is highly recommended to truly appreciate to the size and quality of work this property offers. Homes of this calibre, in such a highly regarded location are rarely offered for sale and aren't expected to be on the market for long. Call Malcolm Lewis at SAL Real Estate to arrange your inspection or answer any queries. 0429 009 272. The fine print: Council Rates: \$462 per quarter Water & Sewer: \$253 per quarter (approx.)