

6 Leray Avenue, Mount Gambier, SA 5290



House For Sale

Sunday, 26 May 2024

6 Leray Avenue, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 845 m2

Type: House



Al Lamond

0418849266

\$439,000-\$469,000

Discover this charming brick and tile home, perfectly situated on a well-fenced, easily maintained block in a peaceful residential street. Conveniently located near UNI SA, just a short commute to the Mount Gambier hospital, Market Place/Bunnings, and the CBD of Mount Gambier, this property offers both comfort and convenience. Features Include:

- Spacious Open Plan Family/Dining Area: Featuring tiled floors, a wall-mounted R/C split system, a slow combustion wood heater, and sliding doors leading to an elevated verandah. The area also includes a breakfast bar that connects to the kitchen.
- Modern Kitchen: Equipped with an electric wall oven, bench hotplates, a rangehood, dishwasher, and ample cupboard space including display cabinets.
- Four Carpeted Bedrooms: The main bedroom boasts a walk-in robe and ensuite. Two additional bedrooms come with built-in robes.
- Versatile Second Living Area: This space can also serve as a fifth bedroom.
- Central Tiled Bathroom: Includes a walk-in shower, bath, vanity unit, and toilet.
- Large Tiled Laundry: Features full wall built-ins and benches, with potential to convert part of the space into a butler's pantry.
- Double Length Carport: Plus a detached double shed currently used as a mancave.
- Additional Features: Rainwater tank with pump, two driveways, room for extra shedding (S.T.P.C.) and a securely fenced rear yard.

This well-appointed home at 6 Leray Avenue is perfect for families seeking a comfortable lifestyle with all the modern conveniences. In Conjunction with Maxine Tuffnell from Gambier Real Estate. Contact Al Lamond today for more information.

Extra Information: Independent Rental Appraisal / \$450 - \$480 p/wk
Build Year / 1985
Land Size / 845 m²
Council / City of Mount Gambier
Zoning / Suburban Neighbourhood

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