

624 Kennedy Avenue, Mil-Lel, SA 5291



House For Sale

Thursday, 25 January 2024

624 Kennedy Avenue, Mil-Lel, SA 5291

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 860 m2

Type: House



Tahlia Gabrielli



Leearna Roberts
0417919330

\$399,000 - \$439,000

Ray White Mount Gambier proudly presents 624 Kennedy Avenue, Mil-Lel, a comfortable family home that offers a serene lifestyle just a short drive (approximately 10 minutes) from the bustling city centre. Situated opposite Mil-Lel Primary School, this solid residence combines convenience and charm. Upon entering through the front door, a welcoming wide main hallway unfolds, with the master bedroom to the left and the main lounge room to the right. All three bedrooms are generously carpeted and spacious, with the master featuring built-in wardrobes. The lounge room, heated by a slow combustion wood fire, provides a cozy atmosphere, and access to the third bedroom is seamlessly integrated into this central space. Ducted electric heating throughout ensures optimal comfort during the winter months. The updated bathroom is a highly functional space, showcasing a corner shower over the bath, a vanity unit, and a toilet. For added convenience, a second toilet is thoughtfully placed near the laundry room. At the heart of the home, the central kitchen boasts a large oven, electric hot plates, a double sink, and an under-bench dishwasher. Ample cupboards and benchtops, complemented by floor-to-ceiling cabinetry along the northern wall, make this kitchen both practical and stylish. Adjacent to the dining area, a versatile study/sunroom bathed in morning sunlight serves as an ideal creative space or functional office, complete with comfortable carpeting. The rear yard, of good size, offers low-maintenance landscaping, with only a small lawn section to care for. The inclusive single-car garage on the southern side ensures secure parking. The jewel of this property is the remarkable 16 x 7.5-meter shed, thoughtfully crafted to redefine the concept of utility. Beyond its expansive dimensions, this space is a true haven for versatility, featuring a seamlessly integrated store room and office space. Step inside, and you'll discover productivity meeting comfort—a space adorned with purposeful benches and shelves, creating an environment that effortlessly blends practicality with sophistication. Don't miss the opportunity to make this comfortable family home yours. Contact Ray White Mount Gambier today for more information or to schedule a viewing of this inviting property beyond city limits. RLA - 291953 Age/ Built: 1951 Land Size: Approx. 860m² Council Rates: Approx. \$275 per quarter Rental Appraisal: The property is currently leased at \$380 per week with the shedding excluded until 01/04/2024 with an updated rental appraisal of \$420 - \$450 per week.