

65 Tollner Road, Compton, SA 5291



House For Sale

Tuesday, 11 June 2024

65 Tollner Road, Compton, SA 5291

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 722 m2

Type: House



Tahlia Gabrielli



Leearna Roberts
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\$399,000 - \$439,000

Ray White Mt Gambier is pleased to present 65 Tollner Road, Mount Gambier, for sale. The property sits near the West Gambier Sports Club and Tenison Woods College, with the Valley Lakes and Potters Point Lookout to the South and Echo Farm and Compton Primary School to the North. Popular Walking Trails and recreational facilities are nearby, ensuring there is always something to do or explore. The updated 1960s house is accessed by a front garden. Its character features include a stone arch separating split levels, a central stone column chimney, and a sweet, covered porch. A stone paved driveway sits to the right, leading to a rear garden shed accessed via a side gate for privacy and security. The quaint porch accesses a central, floorboard hallway that extends to a rear, horizontal hall. Two double bedrooms sit to the left of the entrance. The main bedroom overlooks the front garden via large windows and provides a built-in robe. A third double bedroom sits to the right of the home, also overlooking the front garden. Each bedroom is carpeted for comfort and offers ceiling fans and blind coverings. The bathroom features grey-marbled floor tiles, white floor-to-ceiling tiles, a black floating vanity with storage, an incorporated basin/worktop, and a mirrored cabinet. A frameless glass shower with towel rails sits in the corner, and a modern, freestanding black bathtub sits below a window-also fitted with blinds. The laundry room offers a built-in wash basin, a linen press, and plenty of room for washing appliances. It also accesses a rear-facing family room/sunroom with vinyl flooring, and large windows overlooking the rear yard. This room also accesses a large, decked pergola with a slow-combustion fireplace and views of the tidy grassed garden-accessed via a picket fence gate with a crushed stone garden bed. The kitchen and dining area sit to the right of the central hallway. They also boast floating floorboards with a single sink and large windows looking directly into the family room. Painted original cabinetry provides abundant storage above and below original and well-maintained worktops. A freestanding electric oven and cooktop sit below a built-in range, with more storage extending toward the dining area. The garden is fully enclosed and accommodates a clothesline, a good-sized garden shed and a bordered stone bed. This lovely property offers lots of potential for families and investors with room to grow, update and renovate. The location is ideal for those looking for all the conveniences of Mount Gambier, with rural lifestyle benefits in every direction. Instant gas hot water, stylish timber floors and carpets, block-out blinds, and contemporary ceiling fans feature throughout. Low maintenance and high comfort are prioritised with spaces to retreat and relax inside and out. The whole property also benefits from ducted heating & cooling for added convenience and comfort all year round. Another beneficial feature of the property is that it includes a single car garage that is connected to the mains power. Contact Tahlia and the Ray White Mt Gambier team to learn more about this surprising property and to book your viewing today. RLA 291953

Additional Property Information: Age/ Built: 1965 Land Size: approx. 722m² Council Rates: Approx. \$214.24 per quarter Rental Appraisal: A rental appraisal has been conducted for approximately \$400 to \$420 per week