

75 Wehl Street North, Mount Gambier, SA 5290



House For Sale

Friday, 8 March 2024

75 Wehl Street North, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1350 m2

Type: House



Bianca Taylor

\$539,000 - \$569,000

Nestled in the heart of Mount Gambier, a mere stone's throw away from the bustling main street, playgrounds, early education centre, kindergarten, and primary school, lies the enchanting 75 Wehl Street North. This exquisite property, a gem from the 1920s, sits elegantly on a sprawling allotment of approximately 1,350m² which is split across 2 titles. The main house title provides a spacious allotment of 970m² while the secondary allotment at the rear of the block provides an allotment of 380m² and the perfect opportunity to build a second home (S.T.C.C). The front of the home boasts a picturesque setting with meticulously maintained gardens that guide you to a warm and welcoming undercover front entrance. From the moment you approach this home, the symmetrical facade beckons you inside, where a world of grandeur unfolds before your eyes. The allure of the leadlight features surrounding the front door, the timeless charm of the timber floors, and the lofty ceilings evoke a sense of sophistication and history. Step into one of the spacious bedrooms at the front of the house, offering versatility to be transformed into a cosy secondary living area, a productive home office, or a haven for hobbies. Adjacent, another bedroom awaits, generously outfitted with substantial built-in robes for effortless storage solutions. Journeying down the hallway, you'll find bedroom 3, a retreat offering tranquillity, while the master bedroom stands as a pinnacle of elegance. Adorned with a former fireplace exuding character and leadlight windows that harken back to the home's illustrious past, this space seamlessly blends tradition with modern conveniences. The luxurious ensuite boasts a lavish spa bath, walk-in shower, vanity, and toilet, complemented by a spacious walk-in robe that enhances both style and functionality. Convenience and comfort epitomize the central bathroom, conveniently positioned to serve both living quarters and bedrooms, featuring a bath, walk-in shower, vanity, and a discreetly located toilet. Embrace the warmth of the gas ducted heating that envelops the front section of the home, ensuring a cosy sanctuary during the winter months. Transitioning towards the rear of the residence, be captivated by the remarkable open plan kitchen, dining, and living space that harmoniously integrates timber floors, high ceilings, and an abundance of natural light flooding through substantial windows. The striking cabinetry in the kitchen, complemented by a unique curved island bench, effortlessly combines style and functionality with gas cooking, ample pantry space, and a dishwasher. Stay cosy and comfortable year-round in the living area, equipped with a ceiling fan and a wood look heater. Unlock the magic of indoor-outdoor living with large 3-panel glass sliding doors that seamlessly connect the dining space to the impressive outdoor decking, creating a perfect setting for year-round entertainment. The elevated undercover deck, with its dual entry/exit points, leads to the outdoor laundry, offering practicality and storage space, or to the hot mix driveway - an ideal spot for off-street parking or a playground for the kids. A spacious double garage with roller doors and additional storage space, including a charming pot belly stove, awaits behind the deck, while the expansive yard, enveloped by established trees and gardens, provides a playground for children and a serene retreat for outdoor enjoyment. Combining the timeless allure of character features with the comforts of modern living, 75 Wehl Street North represents the epitome of Mount Gambier living at its finest. To secure your private viewing or for more information, reach out to Bianca Taylor on 0407 613 346. Additional Information: Land Size: Approx 1350m² Building Size: Approx 159m² Council Rates: Approx TBC Emergency Services Levy: Approx \$118 per annum Water / Sewerage Rates: Approx \$179.99 per quarter Age of Building: Approx 1928 Rental Appraisal: \$480 - \$500 Per Week