

8 Arlington Terrace, Mount Gambier, SA 5290

Sold House

Wednesday, 27 March 2024

8 Arlington Terrace, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 764 m²

Type: House



Bianca Taylor

Contact agent

**** Due to strong interest & a number of offers being negotiated, we now ask for all Highest, Best & Final Offers to be presented by 4pm Tuesday 2nd April 2024 ****Nestled in a quiet Conroe Heights cul-de-sac, 8 Arlington Terrace is a delightful brick and tile home perfect for families and conveniently located near the popular Conroe Heights Shopping Centre and various educational facilities. This well-maintained property boasts an inviting street frontage framed by established gardens and a paved driveway, setting a welcoming tone from the moment you arrive. For added security and peace of mind, security roller shutters adorn all front windows, enhancing the overall appeal and functionality of the home. Stepping inside, you are greeted by a spacious foyer that leads to the various living areas within the residence. The first formal living space, with its L-shaped layout, offers a serene view of the front yard and provides access to the kitchen and the double garage under the main roof. Situated at the front of the home, the generous master bedroom offers a peaceful retreat with warm and neutral tones, a ceiling fan for added comfort, a walk-in robe, and an ensuite complete with a walk-in shower, vanity, and toilet. Moving towards the heart of the home, the open plan kitchen/dining/family area serves as the central hub, featuring ample space for family gatherings and entertaining. The functional galley-style kitchen is equipped with a dishwasher, gas cooktop, walk-in pantry, and abundant cupboard and bench space, ideal for daily living and hosting guests. This tiled area is complemented by reverse-cycle air-conditioning for year-round comfort. A glass sliding door provides seamless access to the outdoor pergola, extending the living space and offering a perfect blend of indoor-outdoor living. A private hallway leads to the remaining bedrooms, each with built-in robes, as well as a compact yet functional study nook for productivity and organisation. The bathroom, with a bath, walk-in shower, and vanity, is conveniently separate from the toilet. The laundry offers storage and a built-in trough, with direct access outside for added convenience. Additional internal features include gas ducted heating which ensure a cosy atmosphere during the winter months. Outside, a large paved pergola with a pitched roof, lighting, and patio blinds creates an ideal space for relaxation and entertaining. The fully enclosed rear yard provides a safe play area for children and pets, while a garden shed with concrete flooring offers additional outdoor storage. In addition to the double garage under the main roof which offers rear yard access, is an additional 2-bay shed equipped with roller doors, lighting, power, and concrete flooring. Completing this low-maintenance haven are pop-up sprinklers for easy garden maintenance. If you're ready to experience the charm and comfort of family living at 8 Arlington Terrace, don't hesitate to reach out to Bianca Taylor on 0407 613 346 for more information or to arrange a viewing. Additional Information: Land Size: Approx 764m² Building Size: Approx 201m² Council Rates: Approx \$1644 per annum Emergency Services Levy: Approx \$180 per annum Water / Sewerage Rates: Approx \$168 per quarter Age of Building: Approx 2001 Rental Appraisal: \$530.00 to \$550.00 per week