

8 Kookaburra Court, Mount Gambier, SA 5290



Sold House

Friday, 5 April 2024

8 Kookaburra Court, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 912 m2

Type: House



Alistair Coonan

0422156363

Contact agent

Situated on a level allotment of approx. 912sqm in the popular Birdsville area of Mount Gambier, 8 Kookaburra Court offers a solid home with fantastic shedding, immaculately presented and ready for a new family to call home. Entering the west facing home, you're greeted by a wide entry way with tiled floors and neutral colourway, with a formal lounge at the front of the home offering loads of natural light and updated vinyl plank flooring. Moving along the passage, the family area sits at the heart of the home with a kitchen that overlooks the open plan dining and living room, with north facing windows framed by timber venetian blinds and overlooking a public reserve, offering even more natural light. The kitchen includes a gas cooktop, with brand new appliances including oven, dishwasher and range hood, and attractive timber and glass cabinetry. The family space is kept cozy with a freestanding wood fire, along with gas central heating throughout the entire home. The large master bedroom includes an ensuite with corner shower and vanity, a spacious walk in wardrobe, ceiling fan and updated vinyl plank flooring which is continued throughout the remaining three bedrooms as well, all of which include built in wardrobes and are generous in size. Wet areas include a 3-way bathroom with a convenient double vanity space, walk in shower and separate bathtub, with linen storage nearby. The laundry includes cleaning and storage closet, with direct access to the side yard. Outside areas feature a paved patio off the dining room on the north-east side of the home, well sheltered from the elements, whilst the garage measuring approx. 7m x 6m on the opposite side of the home provides excellent storage for vehicles, workshop and equipment whilst also allowing access to the yard via rear roller door. The established yet low maintenance yard is fully enclosed, and includes an additional chicken pen or enclosed wood storage area. Located close to Grant High School, with Swallow Drive Supermarket nearby along with public reserves ideal for the growing family to explore and play, plus walking access to the Blue Lake trail and precinct. Lovingly cared for and beautifully presented, this home ticks the boxes for the family and is a must for inspection - contact Alistair to arrange your viewing today. RLA - 291953 Additional Property Information: Approx Property Age: 1998 Land Size: 912sqm Building Size: approx 239sqm Council Rates: \$431 per quarter Water Rates: \$178 per quarter Rental Appraisal: A rental appraisal has been conducted of approximately \$500 - \$520 per week