

# 8 Marngo Place, Mount Gambier, SA 5290



## Sold House

Tuesday, 6 February 2024

8 Marngo Place, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 787 m2**

**Type: House**



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## Contact agent

Discover your ideal first home or a fantastic addition to your investment portfolio with this charming gem nestled in a quiet cul-de-sac. Conveniently located within walking distance to Reidy Park Primary School, Tenison Woods College, Hastings Cunningham Reserve, and the local dog park, this property ticks all the boxes..Surrounded by attractive gardens, the home welcomes you with a central hallway leading to a sunlit lounge room featuring gas heating and a long timber mantle. Double glass sliding doors offer the option to close off this space for added privacy.The highlight of this property is the beautifully renovated kitchen/dining area, serving as the heart of the home. The bright and airy kitchen boasts a central island with a stunning solid timber benchtop, offering both storage and seating. The sunny meals area captures the morning sunshine and provides picturesque views of the garden. Equipped with a dishwasher, induction cooktop, floating timber shelving and a charming pressed tin splashback, the kitchen also features an adjoining walk-in pantry, creating a haven for cooking enthusiasts.Three generously sized bedrooms all include spacious built-in wardrobes, complemented by additional storage cupboards in the hallway. The original bathroom, with original terrazzo floor, now back in vogue, is centrally located and offers a bath, shower, and an upgraded vanity.Tucked away at the rear of the home, a large laundry with an additional shower and a separate toilet provides practicality. The expansive back sunroom serves as a versatile space, perfect for a mudroom, home office, or a children's play area.Step outside to a backyard oasis adorned with fruit trees and vegetable garden beds. A separate fenced side yard houses a stone storage shed, ideal for storing the lawnmower and garden tools. Ample off-street parking is provided with a single stone garage with remote entry and a curved driveway that allows for parking right at the front door.The property is equipped with gas heating, rainwater tank, heat pump hot water service, a reverse-cycle split system air conditioner, and original retro features including original light fittings and feature cornice that contribute to its warm and inviting atmosphere.Don't miss out on this unique opportunity—schedule a viewing today!Extra Information:Council Rates / \$1,494.68 p/aSA Water Supply Charge / \$74.20 p/qtrSA Water Sewer Supply Charge / \$79.50 p/qtrEmergency Services Levy / \$89.30 p/aIndependent Rental Appraisal / \$380-\$395 pwkBuild Year / 1955Land Size / 787m2Council / City of Mount GambierZoning / Suburban NeighbourhoodDisclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 [http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf) in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.