

80 Crouch Street North, Mount Gambier, SA 5290



House For Sale

Thursday, 7 March 2024

80 Crouch Street North, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 801 m2

Type: House



Sara McManus

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\$659,000-\$689,000

The charm of this exquisite residence is bound to leave a lasting impression, courtesy of the meticulous renovations carried out by its current owners. Comfortable living spaces define the essence of this home, seamlessly transitioning from a spacious formal lounge to a dining area large enough to comfortably accommodate even the most expansive family gatherings. Adorned with hybrid plank flooring and ducted reverse cycle air-conditioning, this space exudes both elegance and functionality. Bathed in the warmth of the morning light and northern sun, the kitchen and family area are the heart of the home. Boasting soft-close drawers, stunning stone benchtops and natural light from a strategically positioned sky light, the stunning kitchen is a testament to both style and practicality. French doors from both the family room and the dining room lead out to a covered pergola, perfect for hosting gatherings with loved ones, while overlooking a generously sized, securely fenced rear yard—a haven for both children and pets alike. With four generously sized bedrooms, each equipped with built-in robes, and a separate office with access to the outdoors, this split-level abode offers ample space for the entire family. The upper level comprises three bedrooms alongside a generous bathroom and separate toilet with vanity, while the lower level features a guest room, office, second shower and laundry plus a separate toilet. The upper level bedroom windows are double glazed, whilst the northern facing bedroom window features safety glass. Completing the package is parking for two vehicles under cover, a convenient garden shed, and rear yard access catering to trailers and motorbikes. The exterior of the home is newly painted with stunning landscaping of the front garden, with a charming picket fence and a gracefully curved path leading to the exquisitely tiled verandah. Gardens are kept green throughout the summer months with pop-up sprinklers. Positioned alongside a peaceful reserve and playground, with both St. Martins Lutheran College and McDonald Park Primary School just a short stroll away, this location offers exceptional convenience. A 30-panel solar system ensures minimal electricity bills, underscoring the home's commitment to sustainability and cost-efficiency. Extra Information: Council Rates / \$1,781.88 p/a SA Water Supply Charge / \$74.20 p/qtr Emergency Services Levy / \$107.45 p/a Independent Rental Appraisal / \$520-\$540 p/wk Build Year / 1971 Land Size / 801m² Council / City of Mount Gambier Zoning / Suburban Neighbourhood Disclaimer: 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 in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.