

9/20 O'Leary Road, Mount Gambier, SA 5290



Sold House

Friday, 8 March 2024

9/20 O'Leary Road, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 554 m2

Type: House



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Contact agent

Located in the newly developed "O'Leary on The Park" and only approximately 4 years old and deceiving in size, this modern beauty positioned on one of the larger parcels of land in the complex becomes the ideal investment property, retirees lock and leave haven, the perfect downsizer or a first home buyers fairytale. The home embraces space and contemporary style. From the moment you step inside, you'll be captivated by the airy feel, amplified by the natural light and the combination of the beautiful timber floors and softness of the carpet. A private entry leads you to the open plan living area and is the hub of the home. The well appointed kitchen offers plenty of storage cupboard, breakfast bar, dishwasher, gas cooktop and electric oven. This space is heated and cooled by the reverse cycle air conditioner and ceiling fan. All 3 bedrooms are complete with built in robes and ceiling fans while the main bedroom has TV point and direct access to the two way bathroom. Sliding doors from the open plan living area open up to the undercover pergola. This outdoor entertaining area extends your living space, seamlessly blending indoor and outdoor living. The private and well fenced backyard is low maintenance and becomes your blank canvas to create your own gardeners paradise. Single car garage is under the main roof and has remote control roller door and internal access. O'Leary on the Park provides the perfect backdrop for your modern lifestyle. Nestled on the western side of town, you'll enjoy the peace of a new neighborhood and surrounded by modern homes while having easy access to everything you need. Parks, playgrounds, and walking trails are right at your doorstep, while shops, cafes, and entertainment options are just a short drive away. Currently leased at \$430.00 per week. Extra Information: Council Rates / \$1,599.99 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$88.35 p/qtr Emergency Services Levy / \$95.95 p/a Community Corporation Levies / \$173 p/qtr Independent Rental Appraisal / \$420-\$450 p/wk Build Year / 2020 Land Size / 554 m² 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.