

9 Tallara Avenue, Mount Gambier, SA 5290



House For Sale

Thursday, 7 March 2024

9 Tallara Avenue, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 840 m2

Type: House



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Al Lamond

\$349,000-\$379,000

Nestled amidst the tree-lined area of Tallara Avenue, this solid stone property stands proudly, adorned with intricate lattice work that contrasts elegantly with the green window shutters, hinting at the timeless charm and practicality within. Step through the leadlight front door, where sunlight dances through the skylight, casting a warm glow upon the inviting lounge room. Here, a split system ensures year-round comfort, while a glimpse of the front garden and gentle street movements adds to the tranquil ambiance. The dine-in kitchen awaits, where culinary delights come to life amidst electric cooking, the gentle hum of another split system and the convenience of plumbing to a small rainwater tank. Three carpeted bedrooms offer cozy retreats, with the master bedroom boasting built-in robes including doors of full-length mirrors. The second bedroom impresses with a complete wall of built-in robes, providing ample storage for cherished belongings. The bathroom features a shower, bath, and vanity, while a separate toilet provides convenience and privacy. The laundry can be accessed via the porch with additional storage cupboards. Relax on the porch and soak in quiet afternoons or summer nights with a view of the tranquil back garden featuring lush garden beds that frame the landscape. A iron shed awaits that can accommodate two vehicles with double door openings, concrete flooring, power and workshop area. A high clearance carport stands ready to shelter an additional hobby vehicle or caravan, promising endless adventures on the open road with this lock and leave lifestyle property. Ideal for investors, first home buyers, or those seeking a property that can accommodate their caravan dreams. With the Grantville Court Shopping Centre and Lennons Food Market just a short stroll away, and the Main Street of Mount Gambier within easy reach, convenience awaits at your doorstep. Welcome home to 9 Tallara Avenue, a lovely abode that balances charm, comfort and convenience effortlessly. Extra Information: Council Rates / \$1,379.80 p.a. SA Water Supply Charge / \$74.20 p.qtr SA Water Sewer Supply Charge / \$75.85 p.qtr approx. Independent Rental Appraisal / \$380-\$400 p/wk Land Area / 840m² Build Year / 1966 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.