

1 Wills Court, Mount Gambier, SA 5290



House For Sale

Sunday, 23 June 2024

1 Wills Court, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 779 m2

Type: House



Leearna Roberts
0417919330



Tahlia Gabrielli
0438883992

\$619,000 - \$ 669,000

Ray White Mt Gambier is pleased to present 1 Wills Court, Mount Gambier, for sale. The property sits on a spacious corner allotment on Matthew Flinders Way and Wills Court. The Mount Gambier District Hospital is a short drive, with Mount Gambier Marketplace and the town centre easily accessed. This is a fantastic recent build within a highly sought-after location near Corriedale Park and the local reserve-perfect for families. The house is accessed via a neat lawn with a stone garden bed. To the right of the house, a double driveway leads to a secure double garage under the main roof. A covered portico entry with solid pillars accesses an elegant and modern front door that opens into a tiled foyer. The spacious entry leads to a large lounge on the left, the main bedroom on the right, and the communal living and dining areas ahead. The lounge is carpeted, offers large, front-facing windows, and is comforted by button-touch ducted heating and cooling, which benefits the entire home. It features an elaborate chandelier and has a neutral colour palette. The main bedroom faces the front garden with double windows offering natural light. It is carpeted and offers a generous walk-in robe and ensuite bathroom. The ensuite is fully tiled and features a large, frameless glass walk-in shower, a vanity with ample storage, a toilet and contemporary chrome towel rails and tapware. The central, open-plan living area is accessed via the foyer and a convenient internal garage door. It is tiled throughout and provides a spacious family room, a large dining area and a stylish kitchen. The family room and dining space benefit from modern pendant lighting. The dining area overlooks the side garden and the rear alfresco dining area through sliding glass doors. The living area accesses a double bedroom via sliding doors. This versatile room is also ideal as a home office, guest bedroom, gym/yoga, or music room. The kitchen features solid cabinetry, marble-look worktops, above- and below-bench storage along the back wall. An island breakfast bar accommodates a double sink and a stainless-steel dishwasher. Other appliances include a stainless-steel electric with an induction cooktop and a minimalist range. It has a pantry for additional storage, a fridge recess with overhead cabinets, and downlights. The communal area accesses a hallway with wet areas ahead and two double bedrooms at the far end. Both bedrooms are carpeted and overlook the rear garden with day and night blinds providing comfort and privacy, and each provides a built-in robe. The family bathroom is adjacent to bedroom two. It is tiled in neutral colours and has a framed glass shower, a separate bath under a large, frosted window, and a vanity with storage and a mirror. The toilet is next door for privacy and convenience. The laundry is adjacent and has a linen press inside and outside of the room, a wash basin and access outside. The outdoor area provides a pergola/alfresco dining space under the main roof, which is powered and has concrete flooring. It is surrounded by a spacious, low-maintenance grassed garden. The yard provides high timber and Colourbond fencing for ultimate privacy and security and has gated vehicle access. A rainwater tank feeds the bathroom and laundry with 8kw solar panels, providing an eco-friendly power-saving solution. This is a fantastic modern home for a young family - close to amenities and sitting within a lovely area for children and pets - close to schools and childcare. Contact Leearna and the Ray White Mt Gambier team to learn more and to book your viewing today. RLA 291953 Additional Property Information: Age/ Built: 2020 Land Size: 779m2 Council Rates: Approx. \$453 approx. Rental Appraisal: A rental appraisal has been conducted for approximately \$580 to \$600 per week