

# 11 Shelton Street, Mount Gambier, SA 5290



## House For Sale

Monday, 8 July 2024

11 Shelton Street, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1178 m2**

**Type: House**



Malcolm Lewis

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**\$489,000 - \$519,000**

Offering 4 spacious bedrooms, 3 fitted with built-in robes while offering the option to utilise bedroom 4 as a formal lounge. Spotless kitchen featuring quality cabinetry and elect cooking flowing through to the formal dining space. Large formal lounge at the front of the home that includes a slow combustion heater. Central gas heating throughout the home also as a second heating option. Neutral tone and perfectly presented bathroom complete with vanity, shower and spa bath. Separate toilet for convenience. Rarely found and highly desired separately built stone games room/shed or anything you require (STCC). The home also offers a substantial, fully enclosed pergola overlooking the manicured but low maintenance rear yard. Situated on a highly desirable 1,178m<sup>2</sup> allotment. Located on Mount Gambier's western CBD fringe, within walking distance to popular shopping complexes, both primary and senior schooling as well as the city centre itself, this property is sure to stand out from the rest! A home of this quality and offering so many features is certain not to be on the market for long, be sure to enquire today!