

**12 Bengalee Crescent, Mount Gambier, SA, 5290**



**House For Sale**

Saturday, 10 August 2024

12 Bengalee Crescent, Mount Gambier, SA, 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Alistair Coonan

0422156363

## Near New Family Home

Built by SK Homes in 2021 and positioned on an elevated allotment of approx. 752sqm, this near new family home offers a fantastic opportunity to get ahead of the building process in a fantastic location - welcome to 12 Bengalee Crescent in Mount Gambier.

Entering the home you're met by a neutral and inviting space, with a formal lounge and master bedroom at the front of the home both taking in south facing views over the area and offering a quiet retreat for adults separate to the rest of the home. The carpeted master bedroom includes an ensuite with spacious walk in shower, a walk-in wardrobe plus a ceiling fan and stylish sheer curtains. The formal lounge is also carpeted and includes a built in speaker system and amplifier.

Central to the home, the elegant kitchen offers high quality appliances, with a 6-burner Smeg oven and cooktop, Miele dishwasher, stone benchtops, custom ceramic sink, brushed brass feature tapware and ample pantry space. The breakfast bar on the centre island provides an ideal spot for informal dining, whilst a dedicated dining space comfortably holds an 8-seater suite currently. The carpeted lounge adjoining completes the internal living spaces, whilst the north-west facing outdoor patio features zip-track blinds, offering a useable space all year round. Both of these spaces also include built in speaker systems, with an A-BUS music system making entertaining a breeze.

The remaining 3 bedrooms are all carpeted and include built in wardrobes, 2 of which also have ceiling fans. An additional nook between the bedrooms offers an ideal space for a home office, study space or kids play area.

The 3-way main bathroom offers convenience of a separate toilet and vanity area, with the bathroom including a bathtub and walk in shower. The brass feature tapware is continued in the wet areas, including in the spacious laundry, which offers excellent storage and ample bench space.

Outside of the home, the secure and level backyard provides plenty of space for the kids to play, plus established planter boxes for those with a green thumb.

Services to the property include town gas, water and sewer, with instant gas hot water, water softener and small rain water tank for the toilets. Gas ducted heating provides warmth in the cooler months.

A stylish and functional build perfect for a new family to call home, with childcare services nearby along with the Conroe Supermarket, and a short drive to the CBD. Inspection will not disappoint - contact Alistair to arrange your viewing today.

RLA - 291953

Additional Property Information:

Approx Property Age: 2021

Land Size: 752sqm

Council Rates: approx. \$524 per quarter

Water Rates: approx. \$209 per quarter

Rental Appraisal: A rental appraisal has been conducted of approximately \$580 - \$600 per week