

13 Lindsay Street, Mount Gambier, SA 5290

malseeds
REAL ESTATE

House For Sale

Saturday, 29 June 2024

13 Lindsay Street, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 1195 m2

Type: House



Jason Malseed
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Auction 2nd Aug 24 at 1pm onsite (USP)

Jason Malseed is pleased to present for Auction this older-style Mt Gambier Limestone property. The 4-bedroomed home has great potential for the growing family and is a deceptively spacious allotment of 1,195sqm approximately. The kitchen has a new large gas cook top, dual sink, dishwasher and a wooden breakfast bar, take a pew for morning tea. A huge walk-in pantry provides ample storage for culinary products and equipment. The main bedroom has built-in robes, and reverse-cycle heating/cooling, and all the bedrooms are carpeted. These bedrooms are serviced by the modern feel bathroom which has a bath, separate walk-in shower and toilet. A large rumpus room, which makes a great addition to the home, has a beautiful wooden roof that could also be used as a dual-purpose family lounge/living/dining area and overlooks the rear backyard. From the kitchen you can access a tiled laundry and separate toilet, this area would make a great mudroom, as the sliding door grants easy access to the back garden. The backyard is a gardener's delight as it has many mulched flowerbeds, established fruit trees, chard, lavender, and herbs, with also an arched poly greenhouse - utilise the fenced-off veggie plot to grow your veggies, and feed the family for less. An L-shaped paved patio makes a great shaded spot for the sunnier days. The front of the property has an easily maintained garden with access through a gate to the back high clearance carport, perfect for your caravan, and an extra garage at the rear. An array of buildings running along the right side of the property provides abundant storage, with benches and storage for all your tools. The Auction date will be Friday 2nd August 2024 at 1 pm (usp). Please advise if you wish to preregister for the Auction. Particulars: Zoning: Suburban Neighbourhood - SN Council: City of Mount Gambier Council Charges: \$380 approx per quarter Land Size: 1,195m2 approx