

14A Power Street, Mount Gambier, SA 5290

House For Sale

Tuesday, 25 June 2024



14A Power Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 687 m2

Type: House



Gail Richards

0409268199

E.O.I by 22/7/2024 at 12pm (if not sold prior)

EXPRESSIONS OF INTEREST CLOSING MONDAY 22ND JULY 2024 AT 12 NOON (if not sold prior) Discover the perfect blend of modern elegance and urban convenience in this stunning architecturally designed home. Built in 2012, this property offers exceptional features and an enviable lifestyle for the discerning buyer. Enter the welcoming open-plan living space with a seamless design that effortlessly connects the indoor and outdoor areas. The lounge room boasts underfloor heated tiles ensuring year-round comfort while the elegant kitchen is a haven for chefs featuring a dishwasher, island bench, stone benchtops, and an induction cooktop. These living areas are strategically placed and complemented with bi-fold doors to the outdoor spaces, ideal for relaxation and entertaining alike. A stunning timber staircase with night lighting leads to the upper level, showcasing the home's attention to detail. Here you will find three spacious bedrooms. The master suite features a walk-in robe, a sunny north-facing balcony, and a reverse cycle split system air conditioner, providing a serene retreat. Bedroom 2 is an ideal space for a work-from-home office or cozy reading nook with built-in bookshelves. The property boasts two well-appointed bathrooms, one on each level, and a laundry with ample built-in storage and access to a rear paved area with a clothesline. Energy efficiency is a priority, with hydronic heating, insulation, double glazed windows, and rainwater plumbed to the home, ensuring sustainability with no compromise on comfort. A picture hanging system throughout the home allows for a personal gallery feel, perfect for displaying photos and artwork. The sun-drenched north-facing deck overlooking easy-care gardens provide a low-maintenance, lock-and-leave lifestyle. The property includes a double car garage UMR with remote and internal access, as well as a long driveway providing a private and secure location, completely hidden from the street. All this can be yours in a desirable location within walking distance to the both city and scenic conveniences of coffee shops, Wulunda Recreation Centre, the rail lands, Blue Lake and much more. Experience the ultimate in inner-city living with this architectural gem. Don't miss the opportunity to make this exquisite property your forever home. Extra Information: Council Rates / \$1,944.63 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$130.20 p/qtr Emergency Services Levy / \$87.45 p/a Independent Rental Appraisal / \$580.00 - \$600.00 p/wk Build Year / 2012 Land Size / 687m² 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.