

15 Montbretia Court, Worrolong, SA 5291

House For Sale

Tuesday, 25 June 2024



15 Montbretia Court, Worrolong, SA 5291

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 667 m2

Type: House



Ben Ransom
0400870362



Al Lamond
0418849266

\$649,000 to \$699,000

Be the first to live in this Brand-New home located in an exciting new housing development area of Worrolong. Positioned slightly elevated there are views of the nearby rural rolling hill sides. With the orientation of the home catching all day northern sun to the front and capturing late afternoon sunsets at dusk across the outdoor alfresco filtering into the open plan living space. The home consists of three bedrooms, the master having a huge walk-in wardrobe that access through to the generous size ensuite. Bedrooms two and three are of queen bed size and have floor to ceiling built in robes. The second bathroom with separate toilet and laundry rooms are positioned central to bedrooms two and three. Versatile second living room, to use how best fits your living dynamic, either a formal lounge room or parents retreat, children's playroom, games room, home cinema or fourth bedroom. Centrally positioned in the home is the expansive open concept living area, light and bright with natural light, timber look robust hybrid vinyl plank flooring in the high traffic areas. The kitchen is slick with modern two-tone cabinetry white with handleless natural look timber laminate overhead, complete with dishwasher, electric cooking appliances and a showstopping enormous walk-in pantry with abundance of open shelving for storage. Control your comfort all year round with the touch of a button as this home is fitted with ducted reverse cycle air conditioning. Expand your living and entertaining outdoors onto the generous size under main roof alfresco, overlooking the rear yard that is conveniently vehicle accessible from the front of the property. Convenience with secure parking, under main roof for two vehicles, remote garage door and internal home access. The home is also fitted with automatic irrigation, will come complete with light fittings and blinds making life as easy as moving straight in with nothing left to do but unpack and enjoy. Convenience of easy accessibility to Market Place Shopping, Conroe Heights Shopping that includes IGA and laundrette, with McDonald Park Primary School, Akuna Kindy and state of the art Childcare Facilities within in a 2min drive. Extra Information: Council Rates / Yet to be council assessed SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$99.98 p/qtr approx. Emergency Services Levy / \$102.00 p/a approx.. Estimated Rental Amount / \$550-\$600 p/w Land Size / 667 m² Council / City of Mount Gambier Zoning / Suburban Neighborhood 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.