

21 Bluebell Drive, Mount Gambier, SA 5290

House For Sale

Wednesday, 26 June 2024



21 Bluebell Drive, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1067 m2

Type: House



Sara McManus

0438708281

\$769,000 - \$799,000

Discover your dream home on Bluebell Drive in the highly sought-after Conroe Heights area of Mount Gambier. This exceptional residence offers everything you need and more, boasting four spacious bedrooms and two luxurious bathrooms. Each bedroom features built-in robes, while the master suite is a true retreat with a walk-in robe and a stunning ensuite. The kitchen is a chef's paradise, featuring elegant stone benchtops, a Falcon self-cleaning gas/electric oven, a double drawer dishwasher, and a spacious butler's pantry with floor-to-ceiling storage. The breakfast bar with an island bench provides the perfect spot to sit and chat with the chef as they create culinary masterpieces. Enjoy the abundance of living space with three separate zones: a formal lounge, a roomy rumpus room, and a generous family/kitchen/dining area. The entire home is warmed by gas ducted heating, with a split system A/C unit in the open living area for added comfort. Step outside to a stunning alfresco pergola, directly accessible from the family area. This fantastic entertainment space includes a built-in outdoor fridge, barbecue, ceiling heaters and blinds, creating a cosy atmosphere year-round. During Summer, retreat to the Balinese-style hut while keeping an eye on the children playing in the enclosed backyard. The property also features a 3.2m clearance caravan carport adjacent to the double car garage, which includes a remote controlled panel lift roller door and internal access. For car enthusiasts or those needing extra storage, a 7.9m x 4.0m colorbond garage is an additional bonus. Extra features of this amazing home include double-glazed windows, an automatic sprinkler system for both front and back yards, an 8kW solar system, and two large rainwater tanks servicing the entire home (with town water to toilets). The property is also fully insulated for your comfort. Don't miss the chance to make this exquisite house your new home. Contact Sara McManus today to arrange your inspection and secure this dream property before it's too late!

Extra Information: Council Rates / \$2116.96 p/a
SA Water Supply Charge / \$74.20 p/q
SA Water Sewer Supply Charge / \$151.13 p/q
Emergency Services Levy / \$128.60 p/a
Independent Rental Appraisal / \$600.00 - \$620.00 p/wk
Build Year / 2010
Land Size / 1,067 m²
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.