

**244 Commercial Street West, Mount Gambier, SA,
5290**



House For Sale

Sunday, 8 September 2024

244 Commercial Street West, Mount Gambier, SA, 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Kim Cawthorne
0499165271

Complete Real Estate - Kim Cawthorne

Welcome to 244 Commercial Street West, Mount Gambier – A property that offers so much more than meets the eye!

Step into the enchanting allure of this stunning three-bedroom haven, where comfort meets convenience in every corner. Ideally situated close to the picturesque Vansittart Park and just a short stroll to the vibrant main street, healthcare facilities, and vibrant cafes, this property invites you to embrace a lifestyle of ease and accessibility.

As you enter this charming solidly built home, you'll be captivated by the warmth and inviting atmosphere that makes it the perfect sanctuary for your family.

Imagine hosting gatherings in the exquisite Mediterranean courtyard, a private oasis designed for entertaining friends and family in style. The updated open-plan kitchen and dining lounge area seamlessly blend functionality with modern aesthetics, featuring electric cooking, a dishwasher, a double sink, and a breakfast bar that beckons casual meals and heartfelt conversations.

The spacious lounge area, comforted by a reverse cycle air conditioner as well as a ceiling fan, offers a cosy retreat for relaxation and quality time.

You will find another reverse cycle air conditioner at the end of the hallway for added comfort throughout the home. The master bedroom is a true sanctuary, boasting generous built-in robes that provide ample storage. With bedrooms two and three also generously sized, there's plenty of room for family members or guests to feel right at home and with ceiling fans in all bedrooms to keep cool during the summer months.

The updated main bathroom is a testament to thoughtful design, featuring floor to ceiling Italian tiles, a walk-in shower and a large Scandi Oak vanity with stone benchtop and basin, complemented by an updated separate toilet for added convenience. The large laundry, complete with a wash trough, ensures practicality.

This low-maintenance property allows you to enjoy your private courtyard without the hassle, making it perfect for those who love outdoor entertaining. With fantastic secure storage options provided by a remote panel roller door to the garage, you'll find everything you need right at your fingertips.

This is the golden opportunity you've been waiting for! Whether you're in search of a cosy family home or a solid investment property, look no further.

To arrange a private inspection via video call or a hosted one-on-one viewing, please call Kim today at 0499 165 271. Additionally, don't hesitate to speak with the Property Management team at Complete Real Estate about managing this exceptional property. Possibilities await!

Rental Appraisal: Approx. \$370 per week

SA Water Supply: approx. \$78.60 per quarter

SA Water Sewerage: approx. \$86.95 per quarter

Council Rates: approx. \$371.77 per quarter