

**32 Avey Rd, Mount Gambier, SA, 5290**



**House For Sale**

Saturday, 10 August 2024

32 Avey Rd, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



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## Feature-packed lifestyle property with an abundance of space and shedding

EXPRESSIONS OF INTEREST BY TUESDAY 10TH SEPTEMBER 2024 BY 12PM (UNLESS SOLD PRIOR)

Ray White Mt Gambier are pleased to present for sale 32 Avey Road, Mount Gambier.

This lifestyle property offers a large amount of space for recreation and / or pets, and any storage or workshop requirements. It comes with three large sheds to accommodate your every need, with secure lock up and convenient access.

The largest shed offers three secure roller doors and shelter.

A large double roller door shed is accessible from Pettingill Lane making it convenient for parking cars, and even a boat or caravan, with another separate shed and carport on the opposite side of the property. The property also offers established fruit trees including; lemon, apple, pear, apricot and pomegranate.

Lovely high hedges and a stone wall border this beautifully updated Mount Gambier Stone character home that benefits from three large bedrooms.

A stunning, carved timber door leads through the white and grey painted façade to a light and airy hallway with high ceilings, floating timber floorboards and attractive, modern pendant lighting. Each of the three bedrooms present immediately off the hallway, all are comforted with new carpets, black ceiling fans, dual blinds and external roller shutters for privacy and security.

The second front-facing bedroom offers a fireplace giving it added character. There has been new flooring laid throughout the home.

The lounge room and main living space sits at the front of the home enjoying access to a stunning open kitchen/diner. The impressive, elegant lounge room offers a slow combustion wood burner that is mounted into the original fireplace and finished with a classic matte black surround, and is complemented with a black ceiling fan. Double aspect windows and downlights create a spacious and comfortable feel to the room (there are heat shifters from the main woodfire to all of the bedrooms).

Through to the dining room and another gorgeous wood burning fireplace sits within the original recess making a stunning and functional heating solution that gives the room a romantic and alluring aesthetic.

A skylight and built-in linen press sit to one side of the dining area, with a large, updated kitchen on the other that features electric cooking including a built-in wall oven and separate cooktop, stainless steel dishwasher and double sink overlooking the garden, and a huge amount of cabinet and bench space.

The striking bathroom has been updated with floor to ceiling grey tiles, white vanity and bath with frameless glass shower recess and black fixtures and faucets, including a luxury rain shower.

The first of two mudrooms/studies sit adjacent the bathroom and leads to a large, updated laundry with a wonderful timber slab benchtop with built-in trough.

The rear of the home is a versatile space offering another study area or boot room with the toilet next door, and leads out to an undercover verandah that overlooks landscaped garden beds and a huge grassed backyard.

The property sits on the Western side of Mount Gambier's central business and shopping district in proximity to the popular Early Learning - Year 12 Private School, Tenison Woods College, with the Blue Lake and Golf Links easily accessible. An additional convenience of being just a stone throw away from the Railway Track to take a lovely walk on!

This is a wonderful opportunity for a family to settle in to this beautifully appointed lifestyle home and enjoy every aspect both inside and out. To view this exiting new listing and express an interest, contact Tahlia at Ray White Mt Gambier without delay. RLA 291953

**Additional Property Information:**

Age/ Built: Approx. 1950

Land Size: Approx. 5,037m<sup>2</sup>

Zoning: Rural Living

Council Rates: Approx. \$450 Per Quarter

Rental Appraisal: A rental appraisal has been conducted for approximately \$440 to \$460 per week