

38 Annette Street, Mount Gambier, SA 5290



House For Sale

Sunday, 23 June 2024

38 Annette Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 997 m2

Type: House



Bianca Taylor

\$439,000 - \$469,000

Welcome to 38 Annette Street, Mount Gambier- A beautiful home nestled in a popular area of Mount Gambier & sure to be a crown winner for all homeowners & investors alike. This is a great opportunity to own an updated brick and tile home in a prime location. Boasting a strategic position near essential amenities such as the Mount Gambier hospital, Big W, Woolworths, retail outlets, Bunnings, childcare centers, schools, and playgrounds - this property effortlessly combines convenience with comfort. Step inside to find a home oozing with natural light that's been designed with open & simple living in mind. All bedrooms are generously sized with updated carpet & block out blinds, while the master and second bedroom also feature floor to ceiling built-in robes, ensuring ample storage space for all your needs. The open plan layout seamlessly connects the living, dining, and kitchen areas with updated carpet, tiling, window furnishings & lighting, creating a welcoming atmosphere enhanced by a reverse cycle unit and a cozy wood fire—perfect for both summer cool and winter warmth. The neat bathroom offers a walk-in shower, a bath to relax and an updated vanity—all designed for both functionality and easy living. The generous size laundry provides plenty of space for storage options, a trough & areas for the washing machine and dryer! The heart of the home, the modern kitchen, has been updated with stainless steel appliances, electric cooking, dishwasher & corner pantry. You can stand and prepare meals while overlooking the paved pergola and the expansive rear yard, making it an ideal space for watching the children play with peace of mind. As you move from the open place space through sliding doors, you'll be pleased with the undercover paved pergola which provides an excellent extension of living space, ideal for enjoying all year-round. This spacious block of approx. 997m², is fully fenced and includes the convenience of double gate access, ensuring all of your boats, cars, caravan's, trailers, bikes and toys can be maneuvered to the rear yard and additional shed with ease! For those needing extra space or pursuing hobbies, the standout feature is undoubtedly the massive 12m x 9m shed. Complete with a concrete floor, power, lighting, and even a wood fire, this versatile space is perfect for a workshop, storage, or converting into a studio—the possibilities are endless. Whether you're looking to upsize, relocate closer to amenities, or simply seeking a updated home that offers both comfort and functionality, 38 Annette Street ticks all the boxes. Don't miss out on the chance to make this property yours! Additional Information: Land Size: Approx 997m² Building Size: Approx 107m² Council Rates: Approx \$380 per quarter Emergency Services Levy: Approx \$105 per annum Water / Sewerage Rates: Approx \$154 per quarter Age of Building: Approx 1990 Rental Appraisal: \$460 - \$480 Per Week