

4 Davis Cres, Mount Gambier, SA, 5290

House For Sale

Friday, 16 August 2024



4 Davis Cres, Mount Gambier, SA, 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Gail Richards

0409268199

LAKES LOCATION

Nestled in the heart of Mount Gambier's iconic Lakes area, this charming brick and tile residence is a hidden gem. From the moment you step through the front door, you'll be captivated by the warmth and elegance that defines this home.

The entryway welcomes you into a cozy study nook, perfect for those who need a quiet space to work. As you move further into the home, the lounge area invites relaxation with its slow combustion wood fire, creating an ambiance of comfort and tranquility. Soft sheers frame a picturesque view of the street, allowing natural light to pour in while maintaining your privacy.

The stunning floorboards guide you seamlessly from the lounge into the dining and kitchen areas, where breathtaking panoramic views of the town unfold before your eyes. Whether day or night, this ever-changing landscape provides the perfect backdrop for family dinners or entertaining guests. The dining area is equipped with a split system air conditioner, ensuring year-round comfort, and a sliding door that leads outside to a deck.

The kitchen features electric cooking, a dishwasher, a double sink with the best vantage point for those stunning views, and a modern black and white color scheme accented by a sleek stainless steel splashback.

The home's thoughtful design continues into the bedrooms. The master bedroom is complete with built-in robes, air conditioner, a roller shutter and ensuite with an updated vanity, toilet, and shower. The two additional bedrooms also feature built-in robes and roller shutters, offering comfort and security for the whole family.

Convenience is key, with the main bathroom and laundry adjoining. The bathroom offers a shower, bath, toilet and updated vanity, while the laundry boasts an abundance of storage. Step outside onto the deck featuring patio blinds to lead you down into a backyard that's perfect for the green thumb. Here, you'll find a chook pen, a fenced veggie garden, and a concrete pad ready for a small garden shed.

The home's practicality extends to the exterior, with a two-bay carport at the front providing direct access to the front door. Additional features include an upgraded switchboard for safety and peace of mind, solar hot water for reduced energy costs, and under-house storage with power.

Located within walking distance to Tenison Woods College and Reidy Park Primary School, and just a stone's throw away from the Lakes area, this property offers not just a home, but a lifestyle. Don't miss your chance to secure this home where comfort and enviable views come together in perfect harmony.

Extra Information:

Council Rates / \$1,735.85 p/a

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewer Supply Charge / \$86.95 p/qtr

Land Size / 958m²

Build Year / 1967

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.