

**40/20 O'Leary Road, Mount Gambier, SA, 5290**



**House For Sale**

Saturday, 10 August 2024

40/20 O'Leary Road, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sarah Barney  
0887264400

## **Stunning modern apartment with a spacious garden close to schools, childcare and amenities**

Elders Mount Gambier is pleased to present unit 40, 20 O'Leary Road, Mount Gambier, for sale.

The unit is essentially a three-bedroom home with two bathrooms, perfect for a young family, professionals or retirees. It is close to Mulga Street Primary School and the Mount Gambier Children's Centre. There are many childcare and education choices nearby, including TAFE SA and the University of South Australia Mount Gambier Campus. The property sits between the Jubilee Hwy and Wireless Road, just off O'Leary Road on a residential cul-de-sac. The 2021-built home is surrounded by similar properties, making it an ideal investment opportunity.

The unit is accessed via a concrete driveway with a secure garage under the main roof.

A tidy, low-maintenance lawn with a crushed stone garden bed sits in front of the porch entry.

The open-plan interior is light and bright, with tiled floors, downlights and large windows in the front-facing living room.

The living room is comforted with reverse-cycle air conditioning and has a convenient entry to the garage. The kitchen and dining space sit at the rear of the living room and overlook the rear garden via a covered patio through sliding glass doors.

The sleek contemporary kitchen features solid stone worktops, including a wrap-around breakfast bar with a double sink, a dishwasher and storage. The rear wall accommodates abundant cabinetry and a concealed range, a central electric oven, and a gas cooktop.

A white tiled splashback extends from the pantry wall to the fridge recess, with white and timber-finished above-and-below-bench cabinetry. The dining area sits before sliding glass doors and benefits from filtered light from the front and rear windows.

The main bedroom is to the right of the entry foyer and dining area. This stunning room features soft grey carpets, a large window with blinds and sheer curtain coverings, and access to a large walk-in wardrobe and an ensuite bathroom.

The modern ensuite offers a large, glass frame rain shower, a floating vanity with storage, a mirror and a toilet.

A functional, three-way design family bathroom sits directly behind, opposite the laundry room. It provides a contemporary powder room with a floating vanity offering a basin, storage and a full-width mirror. The washroom is tiled from floor to ceiling in natural colours. It has a large rain shower and a separate bath with a stylish handrail under frosted windows. The toilet is separate for privacy.

The laundry provides storage, a linen press, a wash basin, and convenient access to the porch.

The double bedrooms overlook the rear garden. They are carpeted for comfort, have built-in robes, and have large windows with coverings for natural light.

Outside, a contemporary alfresco patio sits under the main roof and accommodates a wall-mounted clothesline. It overlooks a low-maintenance grassed garden with high fencing for privacy and security.

This apartment-style home boasts modern, luxury fittings and fixtures. It will be a hot ticket listing for a wide range of potential buyers and property investors.

Contact Sarah Barney at Elders Real Estate, Mount Gambier, to book a viewing of this hot property today.

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