

44 Underwood Avenue, Mount Gambier, SA 5290



House For Sale

Wednesday, 10 July 2024

44 Underwood Avenue, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 620 m2

Type: House



Bianca Taylor

\$389,000 - \$419,000

Nestled in a popular area of Mount Gambier, South Australia, 44 Underwood Avenue presents itself as a prime opportunity for those seeking an ideal investment, a first home, or simply their next home upgrade. This charming 3 bedroom, 2 bathroom home boasts a range of features that make it stand out in today's competitive market. Upon entering, you'll notice & appreciate the neat & maintained condition of the property, recently enhanced with a fresh coat of paint throughout. The interior is designed for both comfort and functionality, offering a formal living area complemented by a second living space, perfect for use as a rumpus room or office. A reverse cycle unit ensures year-round comfort, catering to the diverse climate conditions here in Mount Gambier. The heart of any home, the kitchen and dining area, is generously proportioned and seamlessly connects to an outdoor patio space and rear yard through sliding doors. This setup not only enhances natural light and airflow but also encourages indoor-outdoor living, ideal for entertaining guests or enjoying quiet family moments. The master bedroom is a standout feature, providing a spacious retreat complete with a walk-through robe and ensuite bathroom, ensuring privacy and convenience. The additional bedrooms are serviced by a large central bathroom, which includes a walk-in shower, bath, vanity, and a separate toilet, catering perfectly to family living. Beyond the interiors, the property extends its appeal with an outside patio area and a neatly landscaped side yard, featuring a stone garden shed for additional storage—a practical solution for tools and outdoor equipment. For vehicle's, a single carport with a roller door adds security and convenience. This allows access direct to the home also. Location-wise, 44 Underwood Avenue offers unparalleled convenience. Situated close to Collins Court Deli, Collins Court Butcher, Chemist King, Western Tavern Hotel, childcare centers, schools, Odd Socks laundromat, Montebello IGA, Tafe SA, Uni SA, and more, residents will enjoy the easy access to essential amenities and recreational facilities. In summary, 44 Underwood Avenue presents not just a house, but a home tailored for fresh, low maintenance and affordable living. Whether you're looking to invest in a promising property, purchase your first home, or upgrade to a more spacious and well-appointed residence, this property ticks all the boxes. Its combination of comfort, functionality, and prime location makes it a property not to be missed! Don't miss the opportunity to make this address your own! Contact Bianca Taylor to arrange an inspection on 0407 613 346. Additional Information: Land Size: Approx 620m² Building Size: Approx 133m² Council Rates: Approx \$350 per quarter Emergency Services Levy: Approx TBC Water / Sewerage Rates: Approx \$154 per quarter Age of Building: Approx 1975 Rental Appraisal: \$460 - \$480 Per Week