

47 North Terrace, Mount Gambier, SA 5290



House For Sale

Friday, 5 July 2024

47 North Terrace, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1063 m2

Type: House



Jason Malseed
0419032795



Paul Segneri
0407715173

\$495,000 - \$535,000

Jason Malseed is pleased to present 47 North Terrace for sale. Check out this impressive 4-bedroom family home that nests on an allotment measuring 1,063 sqm approx. With commanding views over Mount Gambier and is located within a short stroll to McDonald Park Primary School and St Martins Lutheran College. Enter through a grand porchway from the front balcony, an area ideal for watching the world go by and admiring those views. The open kitchen dining area is large and complemented by a stunning modern, solid timber kitchen with modern appliances, plenty of cupboard space, including a built-in pantry, floating timber floors flow through this area, ideal for low maintenance and cleaning. A large formal lounge is a great place to relax, gas heating gives charm to this room. Split system air-conditioning and ducted central gas heating, keeps the home at the right temperature all year round. There are 4 good size Bedrooms and 3 of these with built-in wardrobes. These bedrooms are serviced by the main family bathroom which has a separate shower, bath, and toilet. This property also has the convenience of having a second toilet, a mudroom at the back entrance is ideal for coats and shoe storage. Under main roof access from a double car garage that offers plenty of storage. Rear access from the side of the house, which leads to a large rear yard ideal for family and pets or maybe a large shed for Dad to tinker. This property could make a great investment opportunity. Recently this property had a 6 monthly income of approximately \$29,000 as an Holiday Rental (STCA). Council: City of Mount Gambier Zoning: Suburban Neighbourhood - SN Block Size: 1,063sqm approximately Council Rates: \$414 approx per quarter Supply: Gas mains, gas hot water Water Supply: \$200 approx per quarter This property is on a large allotment in a great location and is well worth an inspection. To arrange an inspection to know further information contact: Jason: 0419 032 795 or Paul: 0407 715 173.